



47 Fakenham Road, Briston

Melton Constable



Minors & Brady

This charming mid-terraced, cottage-style home is situated in a sought-after village location, within easy walking distance of the local Village Stores. The property has been thoughtfully arranged and improved over time, offering adaptable accommodation, a generous rear garden and a range of useful outbuildings. It also benefits from modern, energy-efficient features including an air source heat pump and photovoltaic panels located to the rear, helping to reduce running costs while supporting a more sustainable lifestyle. Originally configured as a three-bedroom home, the current layout has been altered to create a spacious dressing room and cloakroom in place of the third bedroom. This change is easily reversible should a purchaser prefer to reinstate the original bedroom layout, offering flexibility depending on individual needs.

- Charming mid-terraced cottage-style home situated in a sought-after village location within walking distance of local amenities
- Flexible internal layout, formerly a three-bedroom property with the option to reinstate the third bedroom if required
- Bright and welcoming sitting room featuring a wood-burning stove set within a character fireplace recess and bressummer beam
- Well-appointed kitchen/diner with shaker-style units, integrated cooking appliances, and useful storage solutions
- Light-filled garden room with part-vaulted glass roof and French doors opening directly onto the rear garden
- Ground floor bathroom fitted with a three-piece suite including a corner bath and electric shower over
- Energy-efficient home benefitting from an air source heat pump and photovoltaic panels to the rear
- Generous and well-divided rear garden with multiple usable zones including seating, growing, and storage areas
- Substantial insulated timber studio with power and lighting, ideal for home office or creative use
- Off-road brick-weave parking space to the front providing convenient private parking





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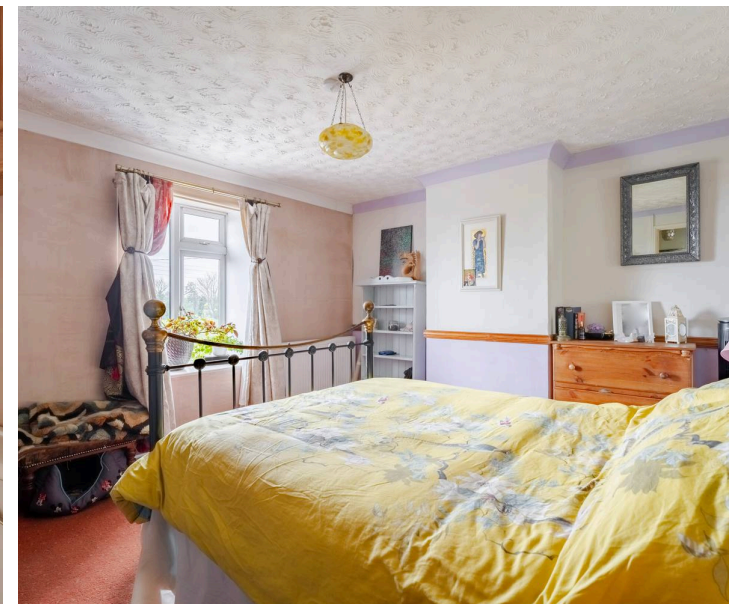
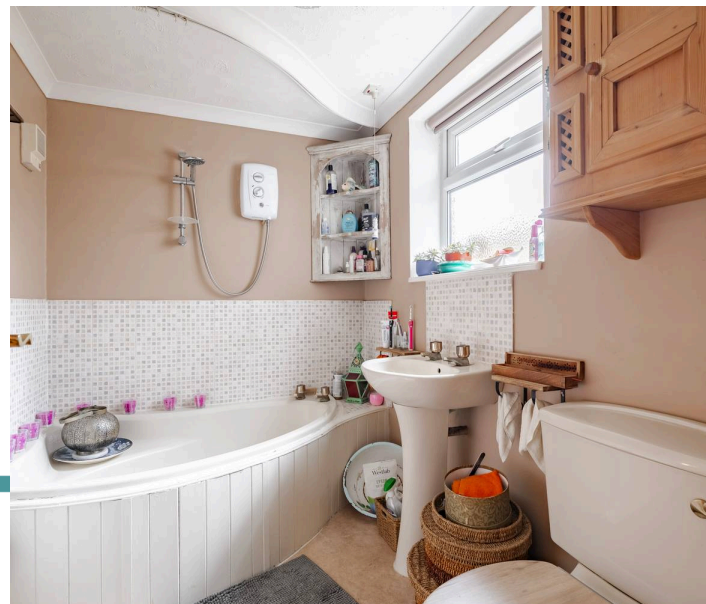
The Location

Briston is a well-established village in the district of North Norfolk, known for its traditional rural character and strong sense of community. With roots that stretch back centuries, the village retains much of its historic charm while continuing to function as a practical and welcoming place to live.

Located approximately five miles south of the popular market town of Holt, Briston benefits from a convenient position that balances countryside living with accessibility. The surrounding landscape is typically North Norfolk, with open fields, quiet lanes and footpaths that make the area particularly attractive to walkers, cyclists and those who enjoy spending time outdoors. The North Norfolk coast is also within easy reach, offering beaches, nature reserves and coastal villages for day trips.

The village itself provides a good range of everyday amenities. These include a primary school, a local shop serving day-to-day needs, a parish church, and a public house that acts as a social hub for residents. Community life is an important part of Briston, with local events, clubs and activities helping to maintain a friendly and connected atmosphere.

Overall, Briston appeals to those seeking a peaceful village environment without feeling isolated. Its combination of local facilities, access to nearby towns, and proximity to both countryside and coast makes it a practical and attractive option for a wide range of residents, from families to retirees.



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The entrance is via a part-glazed composite door opening into a porch with UPVC window to the front and exposed ceiling timbers, providing a practical and characterful welcome space with room for coats and shoes.

From here, a further glazed door leads into a lobby area with stairs rising to the first floor and access to the principal reception room.

The sitting room is positioned at the front of the property and features a window overlooking the street, along with a central fireplace recess housing a wood-burning stove set beneath a substantial bressummer beam. This creates a strong focal point to the room, complemented by radiators and space for media setup, making it a comfortable and inviting living area.

To the rear, the kitchen/diner is fitted with a range of shaker-style base and wall units, complemented by laminated work surfaces. It includes an inset electric hob with extractor hood above, built-in oven, and a double bowl sink. There is also useful understairs storage and space for a fridge/freezer, along with additional fitted cabinetry, making it a practical and well-organised cooking and dining space.

Adjoining the kitchen is a garden room, which enhances the living accommodation and provides a pleasant connection to the rear garden. With a part-vaulted glass roof, radiator, and French doors opening directly outside, it serves as a bright and versatile space suitable for dining, relaxation, or additional seating.



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A connecting door also links it back to the kitchen/diner for convenience. The ground floor bathroom is fitted with a three-piece suite comprising a corner bath with an electric shower over, pedestal wash basin, and close-coupled WC. Mosaic-tiled splashbacks add a decorative touch, and a radiator provides heating, making it a functional family bathroom.

Upstairs, the landing provides access to the bedrooms and roof space. Bedroom one sits at the front of the property and includes a built-in wardrobe cupboard, radiator, and window overlooking the front aspect. Bedroom two also enjoys a front-facing window and radiator, along with access to the roof space for additional storage.

The former third bedroom has been reconfigured as a dressing room and cloakroom. It includes a window to the front, radiator, built-in cupboard housing a pressurised hot water cylinder, and a WC with macerator alongside a pedestal wash basin. This space could be adapted back into a bedroom if required, offering useful versatility for future owners.

Externally, the property benefits from a brick-weaved off-road parking space to the front. The rear garden is a notable feature, being generously sized and arranged in several distinct sections. A pathway leads to a paved area housing the air source heat pump, beyond which lies a substantial insulated timber studio with power and lighting, ideal for use as a home office, hobby room, or creative space.

Beyond the studio, the garden continues into a productive vegetable-growing area and further gated section featuring a gravelled sun terrace. Additional outbuildings include a timber garden shed and an aluminium greenhouse, providing excellent storage and gardening facilities. Overall, the outdoor space is both practical and highly adaptable, offering a mix of leisure, working, and growing areas.



Ground Floor
596 sq.ft. (55.4 sq.m.) approx.

1st Floor
274 sq.ft. (25.5 sq.m.) approx.



Including Outbuildings

TOTAL FLOOR AREA : 870 sq.ft. (80.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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