



Ashdene
9 Mill Corner | Hingham | Norfolk | NR9 4LG

OPEN INVITATION



“A brilliant home for family life and entertaining alike, with a wonderfully bright interior and an excellent flow, this is a place where you’ll want to put down roots and a home where you can gather friends and family to make memories. Outside, the gardens are extensive and include a huge greenhouse and a summerhouse. Best of all, it’s all on the edge of the pretty and popular town of Hingham, with access to amenities and open countryside, all waiting to be explored.”



KEY FEATURES

- A Spacious Detached House situated in the Sought After Town of Hingham
- Four Bedrooms; Two Bath/Shower Rooms
- The Principal benefits from a Walk-In Wardrobe and En-Suite, whilst the Guest Bedroom has an En-Suite WC
- Two Reception Rooms and a Conservatory
- Ground Floor Office and First Floor Study
- Kitchen/Breakfast Room and Large Utility Room
- Air Conditioning
- Large Carport plus Outbuildings to include a Large Greenhouse and Timber Shed
- Landscaped Gardens include a Summerhouse
- The Accommodation extends to 2,738sq.ft
- Energy Rating: D

It's hard to know where to start with this home – there's so much to take in! The house, the garden, the location – it's all excellent! If you're after a home with ample light and space, this is for you! Nestled comfortably in the desirable village of Hingham, it's a property that has so much to give and has been well loved and continually maintained by the owner. If you want to try your hand at the good life, find a place where you can put down roots and raise a family, or you simply want a warm and welcoming home where you can entertain, this will hit the spot!

Good Times To Remember

The house has been in the same ownership for around 30 years, which shows how well it's worked as a home. The owner loved having a place where she could gather all her family for birthdays, Christmases, BBQs and celebrations, making memories throughout the seasons. The ground floor here is larger than the first floor – so you have wonderful entertaining spaces and a lovely open feel, but there's still up to four double bedrooms, so plenty of room for any growing family, plus potential for an annexe, for multi-generational living.

Rising To Every Occasion

On the ground floor, you have a fabulous open plan layout, with a very comfortable flow between the different areas. The spacious dining room has double doors to the main sitting room, which in turn has double doors onto the conservatory, and is open to the breakfast room. The sitting room has a lovely bay window to the west, looking out over the garden, while the conservatory has doors to both the east and west and a large bay window framing views to the south.





KEY FEATURES

Sociable Space

The breakfast room also has double doors out onto the garden, so you can open this whole part of the property up and create a wonderful sociable space that comfortably accommodates a crowd. The kitchen sits right at the heart of the house, open to the breakfast room, so it too is nicely sociable. On the right hand side of the ground floor, you have a lovely guest bedroom or further reception room with WC, a good size utility room and an office. This part of the house could very easily be reconfigured to create an annexe if desired, and there's already a doorway here that you could reopen. Upstairs there are three double bedrooms, a study, an en-suite and a shower room. The principal has a walk-in wardrobe, so it feels very spacious and luxurious, enhanced by having access to a fabulous roof terrace.

The Great Outdoors

The large garden wraps around the house and comes with a huge greenhouse, a large and useful shed and a summerhouse. The owner is a keen gardener and the greenhouse here used to be full of fresh produce and flowers for cutting. There's so much you could do with this and the shed – it's ideal for anyone with green fingers or those who want to become more self-sufficient. There's plenty of room here for children to play or adults to relax, and it's incredibly peaceful and serene. Hingham has long been a popular village, as it has a pretty centre, traditional community feel and lots of amenities, including a primary school, shop, pub, café, surgery and more. Buses run from just down the road, so you can get up to Norwich easily, while the A11 and A47 are both within easy reach, so you're well placed for travel around this area.





























INFORMATION



On The Doorstep

Hingham offers a large range of amenities, including a superb public house, a very good small store, dental surgery, doctors, newsagent, post office, several cafes and takeaways as well as a primary school. The attractive town centre of Wymondham is 6 miles away and has a good range of shops, public houses and cafes. It is also home to the renowned Wymondham College. Wymondham has a railway station with links to both Norwich and Cambridge. The nearby market town of Dereham offers a broader range of amenities including two superstores, supermarkets, a leisure centre, a good range of shops, library, cinema, hotels and restaurants. You also have easy access on to main trunk roads into Norwich, Kings Lynn and out of county areas.

How Far Is It To?

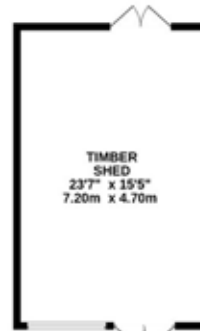
Hingham lies approximately 8.5 miles south of Dereham and 15 miles south west of Norwich. There is easy access to the county's best golf clubs and the historic city of Norwich is only a half an hour drive away offering a direct rail link to London Liverpool Street and an international airport. There are numerous places of interest to visit, such as Thetford Forest, the Norfolk Broads and the North Norfolk coast, as well as the heritage mid-Norfolk railway in Dereham (a Dad's Army location).

Directions

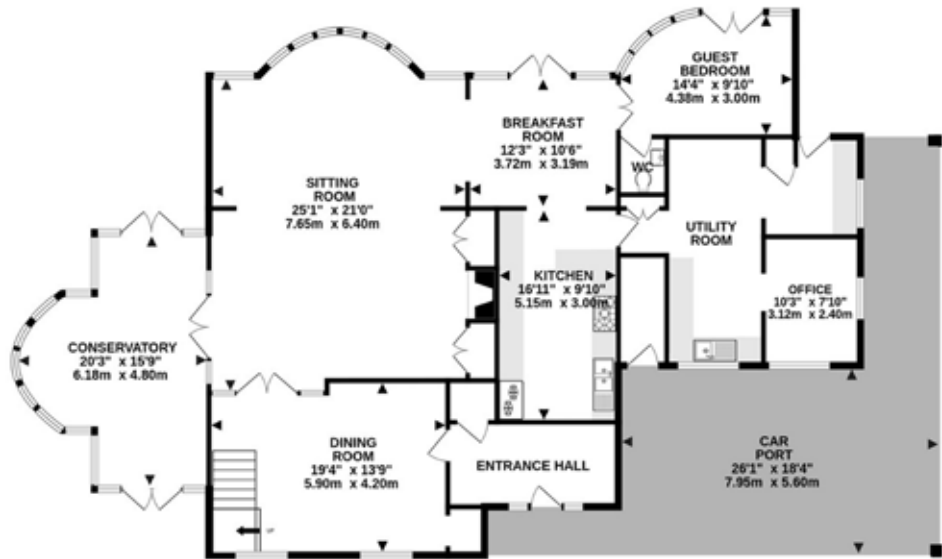
Leave Norwich on the B1108 passing through the villages of Barford and Kimberley. Continue along the B1108/Watton Road into Hingham and at the first crossroads turn left into Bears Lane and then turn right onto Mill Corner and the property will be found on the left hand side clearly signposted with a Fine and Country For Sale Board.

Services, District Council and Tenure

Oil Central Heating, Mains Water, Mains Drainage
South Norfolk District Council - Council Tax Band F
Freehold



OUTBUILDINGS
1593 sq.ft. (148.0 sq.m.) approx.



GROUND FLOOR
1969 sq.ft. (183.0 sq.m.) approx.

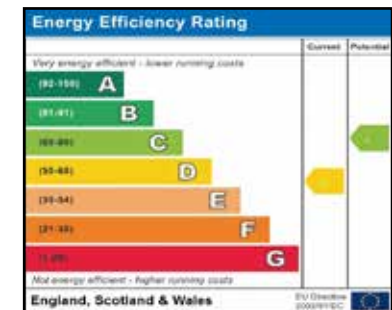


1ST FLOOR
768 sq.ft. (71.4 sq.m.) approx.

FLOOR AREA - HOUSE (EXCLUDING OUTBUILDINGS) : 2738 sq.ft. (254.4 sq.m.) approx.
TOTAL FLOOR AREA : 4331 sq.ft. (402.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, all measurements are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only. www.norfolkpropertyphotos.co.uk
Made with Metropix ©2023

Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure.





FINE & COUNTRY

Fine & Country is a global network of estate agencies specialising in the marketing, sale and rental of luxury residential property. With offices in the UK, Australia, Egypt, France, Hungary, Italy, Malta, Namibia, Portugal, South Africa, Spain, The Channel Islands, UAE, USA and West Africa we combine the widespread exposure of the international marketplace with the local expertise and knowledge of carefully selected independent property professionals.

Fine & Country appreciates the most exclusive properties require a more compelling, sophisticated and intelligent presentation - leading to a common, yet uniquely exercised and successful strategy emphasising the lifestyle qualities of the property.

This unique approach to luxury homes marketing delivers high quality, intelligent and creative concepts for property promotion combined with the latest technology and marketing techniques.

We understand moving home is one of the most important decisions you make; your home is both a financial and emotional investment. With Fine & Country you benefit from the local knowledge, experience, expertise and contacts of a well trained, educated and courteous team of professionals, working to make the sale or purchase of your property as stress free as possible.

THE FINE & COUNTRY
FOUNDATION

Fine & Country Foundation, charity no. 1160989

Striving to relieve homelessness.

To find out more please visit fineandcountry.com/uk/foundation



follow Fine & Country Norwich on



Fine & Country Norwich
12-14 Queen Street, Norwich, Norfolk, NR2 4SQ
01603 221888 | norwich@fineandcountry.com

