



Hill House
Money Hill Lane | Hingham | Norfolk | NR9 4NJ

ENJOY THE RIDE!



“This is a wonderful opportunity to acquire and renovate an equestrian property, ideal for a family or for running a business.

The spacious character home which is full of charm, was originally restored many years ago and now requires further restoration and redecoration to fully update it and breath life back into it.

It sits in around 6.6 acres of gardens and paddocks, with a barn, storage, tack room and stables galore.

You have no immediate neighbours, just beautiful open countryside, a short drive into the centre of the pretty village of Hingham and it's easy to get out and about across the wider area too.”



KEY FEATURES

- A Charming Detached Equestrian Property with No Immediate Neighbours situated to the Outskirts of Hingham
- Four Bedrooms; Two Bath/Shower Rooms
- Two Reception Rooms and a Conservatory
- The Outbuildings include Two Stable Blocks with at least 10 Stables, 2 Store Rooms, a Tack Room and a Large Barn currently used for Storage
- Further Stables with Attached Garage has a Storage Room Above
- The Gardens and Paddocks extend to around 6.6 acres (stms)
- Surrounded by Open Countryside
- The Accommodation extends to 2,114sq.ft
- Energy Rating: F

Calling all equestrians! Whether you're keen for your kids to ride, or you're looking to run a livery business, this will fit the bill. A characterful family home in a glorious setting, well placed for amenities and with plenty of land and stabling, you really could live the dream here.

A Home With Real Heart

This house has been in the same ownership for almost 50 years, proving how well it's worked as a family home. The owners moved here when their children were young, as their son had a pony and was a keen rider. Living here enabled the family to add more ponies and horses and even to run a livery yard, and their children remember a very happy childhood spent outside, with plenty of comings and goings, shows every weekend and many, many parties!

A Total Transformation

When the family first came here, the property was in desperate need of renovation. It had been a piggery and all the land was covered with pigsties, while the house itself had fallen into disrepair. The owners moved into a couple of rooms and set about bringing the house back to its former glory and created a fabulous family home in the process. The house and stables now need further restoration and this would be a fabulous project for someone to enable them to put their mark on this wonderful property. The double reception room at the front of the house, part divided by open studwork, has been the setting of many Christmas dinners and family gatherings, while the cosy beamed sitting room is a lovely place in which to relax.





KEY FEATURES

The kitchen has room for a breakfast table, and the conservatory allows you to soak up the sun. There's a useful utility too – which works well with the outdoors lifestyle here, doubling as a boot room or for dogs. Upstairs, you'll find four double bedrooms and a family bathroom, with a further bathroom back on the ground floor.

Seclusion And Stabling

The owners kept the barn and have found this useful for garaging and storage. They also converted some of the piggeries into stables, demolishing the rest to create and fence paddocks. There are formal gardens, easy to care for, to the east and west of the house, with the stables and paddocks found to the south. You have no immediate neighbours here and are surrounded by farmland, so it doesn't matter how much noise your children make playing outside – there's nobody around to hear them! There is plenty of wildlife though, including deer, herons and many other birds.

Out And About

When you need to get the essentials for daily life, you can be in Hingham in a few minutes by car or you can take a walk. This pretty and ever popular village is full of eye-catching period buildings and is well served with a primary school, sports' facilities, award-winning surgery, a supermarket, plus some lovely independents, including a butcher, bakery, tearoom, and pub. You're close to the A11 too, which is very handy if you want to head to shows around the country – this is definitely the right side of the county for that!





























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 superb primary school. 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, 15 miles south west of Norwich and 21 miles south of Fakenham. 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 with a fastest journey time of 1 hour 30 minutes and an international airport. There are numerous places of interest to visit, such as Thetford Forest, the Norfolk Broads and the North Norfolk coast, which are all an easy drive, as is the heritage mid-Norfolk railway in Dereham (a Dad's Army location).

Directions

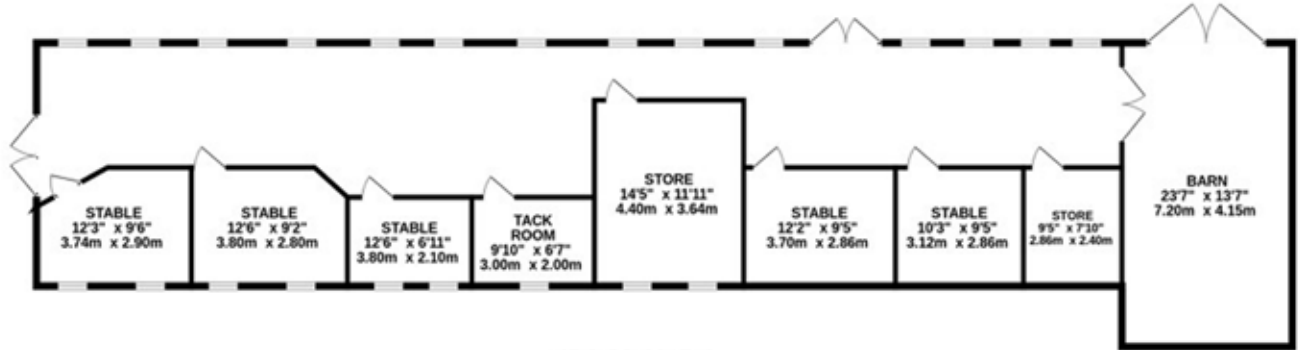
Leave Norwich via the Watton Road/B1108 and continue for approximately 12 miles. Just before entering the village of Hingham turn left onto Hall Lane. Continue along Hall Lane for approximately 0.75 of a mile when a sharp left hand bend will appear. Continue straight up, not taking the left hand bend. Take the first left onto Money Hill Lane and the property will be located at the top of the hill.

Services, District Council and Tenure

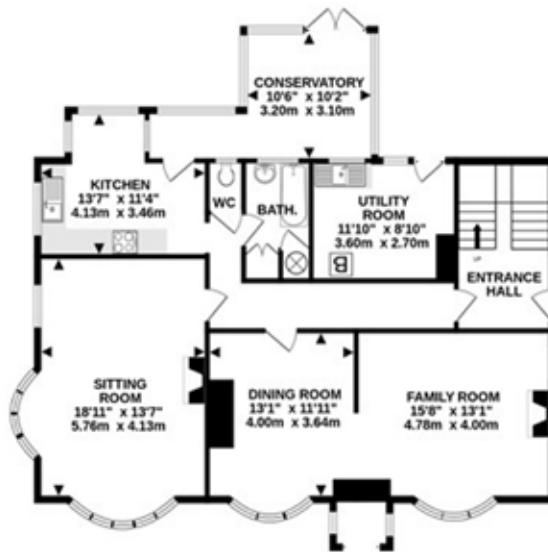
Oil Central Heating, Private Water and Drainage via Septic Tank
Mobile Phone Reception - varies depending on network provider
Please see www.checker.ofcom.org.uk - for Broadband/Mobile availability
South Norfolk District Council - Tax Band F
Freehold



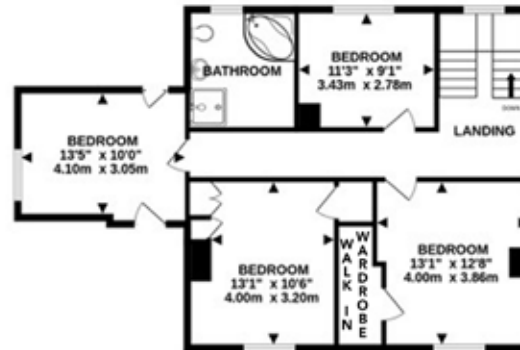
STABLE BLOCK ONE
345 sq.ft. (32.0 sq.m.) approx.



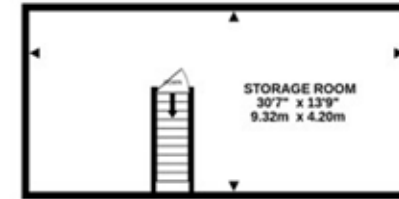
STABLE BLOCK TWO
1962 sq.ft. (182.2 sq.m.) approx.



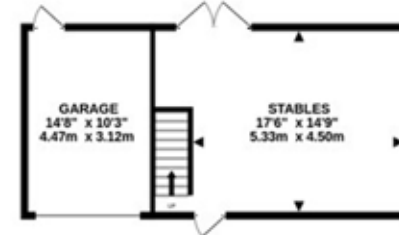
GROUND FLOOR
1261 sq.ft. (117.1 sq.m.) approx.



1ST FLOOR
853 sq.ft. (79.2 sq.m.) approx.



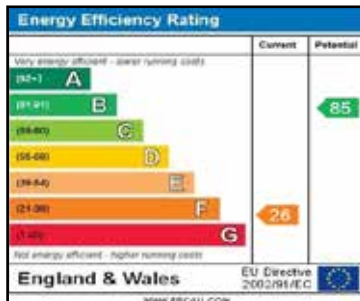
OUTBUILDING 1ST FLOOR
448 sq.ft. (41.6 sq.m.) approx.



OUTBUILDING GROUND FLOOR
448 sq.ft. (41.6 sq.m.) approx.

FLOOR AREA - HOUSE (EXCLUDING ALL OUTBUILDINGS): 2114. sq.ft. (196.3 sq.m.) approx.
TOTAL FLOOR AREA: 5315 sq.ft. (493.8 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
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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.



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

