



Bird In Hand
Norwich Road | Hardingham | Norfolk | NR9 4EG

ANCIENT AND MODERN



Nestled in beautifully maintained grounds of just over 0.6 of an acre, this exceptional Grade II listed Early Stuart, former ale house offers a rare opportunity to own a genuine piece of architectural heritage.

This family property combines historic charm with flexible, modern living and all set in a traditional village close to amenities and commuter links.



KEY FEATURES

- A Pretty Grade II Listed Cottage situated in the Village of Hardingham
- Four Double Bedrooms and Three Bath/Shower Rooms
- Kitchen/Breakfast Room with Separate Utility Room
- Four Generous Reception Rooms
- Character includes Beams, Inglenook Fireplaces and Ledge & Brace Doors
- The Grounds extend to just over 0.6 of an acre (stms) and include a Secluded Wild Garden Area
- Double Garage and Driveway providing Plenty of Parking
- The Accommodation extends to 2,292sq.ft
- No EPC Required

The draw to this property was not only the charm and character, but due also to its perfect location, set back from the road and being totally private, yet close to all amenities and schools. Surprisingly for a property of this style and age, the ceiling heights are generous as well as the majority of the doorways, which is a rarity in this period.

Character Galore

Step into this home through the entrance hall and into the beautiful cosy beamed sitting room with wood burner. This room is semi open planned, which then leads down three steps to double doors, leading out onto the rear garden. Two hundred years ago this would have housed the old barrels of ale. To the left is the laundry/utility room with shower and WC, perfect for muddy dogs and alike. Opposite you find the dual aspect, bright, well equipped kitchen with practical stone floors, central island and breakfast table, offering workspace and plenty of storage. Stairs from here lead to the first floor. Turning left you find the atmospheric dining room with beautiful beams and handsome fireplace. Off this is the family room, with wonderful vaulted ceiling, currently used as an entertainment/games room.

Fantastically Flexible

On the other side of the sitting room, tucked away, is the study/bedroom five, which includes a contemporary ground floor shower room, and has its own external door to the rear of the property and a separate door to the central heating boiler. The study also has the advantage of a second staircase leading to the principal bedroom. The layout of this home offers plenty of opportunity to repurpose rooms as you wish.





KEY FEATURES

Exploring Upstairs

The central oak staircase rises from the kitchen to the first floor and opposite you find the family bathroom, well equipped with shower over the bath, cleverly positioned. To the left is a bright double bedroom, whilst a step up to the right leads you to a spacious landing to the gorgeous principal bedroom with ancient, weathered beams and triple aspect so whatever the time of day, this room always has the sun. Two other double rooms enjoy bright natural light, one being dual aspect and both with plenty of space for wardrobes and tables, there is room for all the family here.

Step Outside

The traditional holly lined picket fence and low laurel hedges guide you along the path, with lawn either side, to the front door – chocolate box pretty just oozing country charm. The driveway is to the side of the house and offers ample space for family and friends to park plus a double garage of timber construction on a brick plinth, weatherboarded under a pitched pantile roof. The south west facing gardens to the rear feature lawns, all privately enclosed by mature hedging and trees. There is also a working well. A generous terrace stretches across the back of the house. The plot already boasts plum and cherry trees. A quirky arch in the hedge reveals a further “secret garden” very private and sheltered from the road, currently a haven for wildlife.

































INFORMATION



On The Doorstep

Hardingham is a peaceful village with a strong sense of community, with its charming parish church, St. George's, standing as a focal point in the village. The village hall offers a variety of clubs including tennis, cricket, art, textiles, book club, WI, and a traditional village summer fete. The surrounding countryside offers fantastic opportunities for walking, cycling, and outdoor pursuits, making it an ideal location for nature lovers.

How Far Is It To?

In spite of its tranquil atmosphere, Hardingham is close to the pretty Georgian town of Hingham, complete with a green, primary school, local pub, medical practice, chemist, butchers, bakers, Co-op, coffee shop, library and garage. The historic medieval market town of Wymondham, 4 miles (with rail links to London), offers a range of shops, supermarkets, restaurants, and essential services, such as doctors, dentist, and vets, along with independent and state schooling. The cathedral city of Norwich, 12 miles distant, offers shopping, theatre, and arts, plus a direct rail service to London Liverpool Street. For those who enjoy coastal escapes, the stunning North Norfolk coastline, with its renowned beaches at Wells-next-the-Sea, Holkham, and Cromer, are within easy reach too.

Directions

Leave Norwich on the B1108 Watton Road and pass through the village of Barford and head towards Hingham. Turn right and proceed straight ahead onto Dark Lane and then right again onto Dereham Road/B1135. This road becomes Norwich Road, turn right into a private driveway after Denmark Farm Barn, signposted Danemoor House and Bird In Hand.

Services, District Council and Tenure

Oil Central Heating, Mains Water, Septic Tank Drainage

Fibre to Premises Broadband Available

Mobile Phone Reception - varies depending on network provider

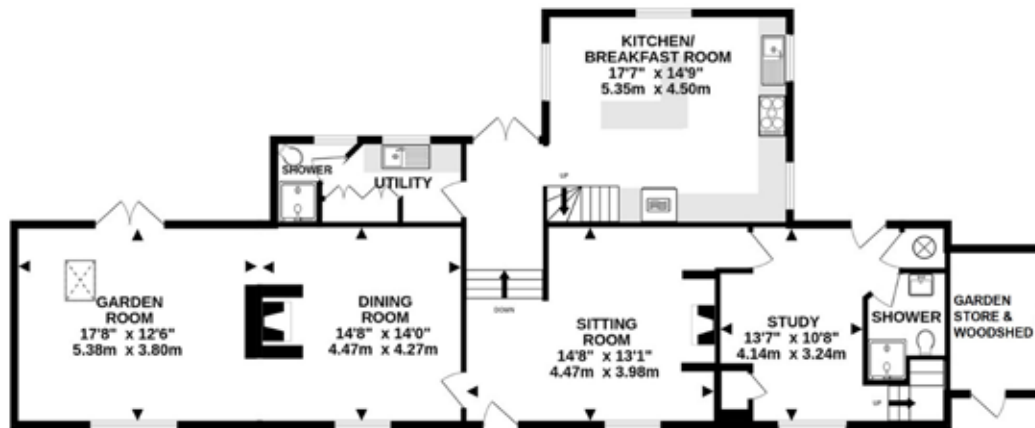
Please see www.checker.ofcom.org.uk - for Broadband/Mobile availability

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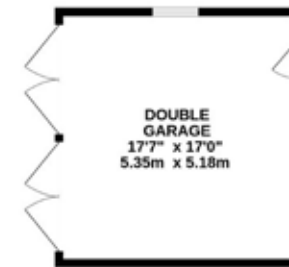
Freehold



1ST FLOOR
932 sq.ft. (86.6 sq.m.) approx.



GROUND FLOOR
1359 sq.ft. (126.3 sq.m.) approx.



GARAGE
298 sq.ft. (27.7 sq.m.) approx.

FLOOR AREA - HOUSE (EXCLUDING GARAGE) : 2292 sq.ft. (212.9 sq.m.) approx.
TOTAL FLOOR AREA : 2590 sq.ft. (240.6 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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