



The Oaks
45 The Heath | Hevingham | Norfolk | NR10 5QL

HEATHSIDE HAVEN



“Perfectly positioned between the heath and open farmland, this character cottage enjoys a superb setting.

The home itself has been restored by the owners who ran a business here for many years, so as well as being a fabulous family home, there’s also income potential.

The private half-acre plot faces south, getting plenty of sun, and the garden has been fully landscaped and is a beautiful place in which to relax.”



KEY FEATURES

- A Charming Semi-Detached Cottage situated on The Heath in Hevingham
- Four Bedrooms and Three Bath/Shower Rooms
- The Principal Bedroom benefits from an En-Suite
- Kitchen with Separate Utility Room
- Three Reception Rooms with Character Throughout
- The Grounds extend to 0.52 of an acre (stms) and include a Pond and Vegetable Garden plus Large Shed
- A Large Outbuilding provides a Fully Fitted Former Cattery
- Double Garage and Driveway provides Plenty of Parking
- The Accommodation extends to 2,984sq.ft
- Energy Rating: D

Set back from the road, this period home offers a charming combination of character features and spacious rooms in a tranquil setting. A short drive from the local pub, a Norfolk Wildlife Trust site over the road, within easy reach of Norwich, the Broads, the North Norfolk coast and a wealth of pretty market towns, it's perfectly positioned for anyone who wants to make the most of all that this desirable area has to offer.

A New Lease Of Life

Thought to date back around 100 years, this attractive property was all but derelict when the owners first came across it. They fell in love with both the potential and the location and set about making it a welcoming and comfortable home. They've now been here for over 40 years, which speaks volumes about the property's success as a place to put down roots, and it's proved to be a very happy home. They also ran a successful cattery here for many years and it would be very straightforward to open a cattery, animal rescue, dog day boarding business or similar, subject to permission, as you have all the space you would need, a fully enclosed secure garden and useful outbuildings.

Flexible And Family Friendly

On entering the cottage, on your right-hand side is a beautiful and very large sitting room, cosy with beams and a log burner in winter, wonderfully bright and airy with a dual aspect, and patio doors to the south for summer. This is a space that works well for family gatherings.





KEY FEATURES

On the other side of the cottage is the kitchen, open on one side to the pretty bay-fronted dining room, complete with feature fireplace, and with a door to a stunning garden room on the other side. Again, this is a bright and welcoming room and opening these three rooms makes for a nice sociable space. There's also a utility and ground floor shower room. Upstairs, there are three good size rooms, each with built-in storage, one with a shower room and one with a cloakroom. The third bedroom shares a beautiful family bathroom with the smaller fourth bedroom. The bathroom has been fitted out sympathetically to the cottage and has a feature roll-top bath.

The Perfect Position

Outside, in addition to the double garage and the large storage shed, there's a fully fitted former cattery that could easily be reinstated. Whether for cats, small rescue animals, doggy day care or another business along similar lines, it offers the chance to bring in a useful and healthy income. The owners are keen gardeners – and it shows. They have finished and maintained the garden beautifully, providing areas where you can soak up the sun or dine al-fresco, a thriving working area with raised beds and a greenhouse, a pond that attracts wildlife, and plenty of room for children to play on the lawn or for a keen gardener to indulge their interest. It's so peaceful and private here that you could be in the middle of nowhere, but this is a surprisingly convenient spot. Head over the road to the heath and walk for miles, drive down the road and around the corner for dinner at the local pub, go fishing in the village lakes, or walk the kids to school. A bus picks up for the highly regarded high school in nearby Aylsham too. You can be parked up and in the shops in Norwich in 30 minutes, or out on the water in Coltishall in less than that. Reepham and Holt are a short drive and Cromer is also within easy reach. You really do have it all here.





























INFORMATION



On The Doorstep

The property is conveniently located in the village of Hevingham where there are a range of amenities including a public house, a primary school, playing fields and park, a village hall, access to Hevingham Heath where you will find woodland walks, fishing lakes and importantly a regular bus route to Aylsham and Norwich. The market town of Aylsham is just 3.5 miles distant and offers a wide variety of amenities including a Tesco's supermarket, a traditional butcher, greengrocer, post office, library and monthly farmers market. There are also many leisure facilities including riding, a tennis club and a choice of local golf courses whilst the world renowned Blickling Hall is also close by.

How Far Is It To?

Hevingham is approximately 9 miles north of Norwich with its wide range of cultural and leisure facilities including Chantry Place shopping centre, cinemas and theatres. There are also a number of very good schools in both the state and private sectors. There is an International Airport while a main line railway station offers direct links to London Liverpool Street. Wroxham and the Norfolk Broads can be found approximately 10 miles to the east offering various tourist and water activities whilst the famous North Norfolk coast with its sandy beaches and quaint seaside villages.

Directions

Leave Norwich heading north on the Reepham Road. At the roundabout take the 3rd exit onto Drayton Lane, straight ahead at the next roundabout and then take the 1st exit at the following roundabout onto Holt Road/B1149. Follow this road through the village of Horsford and then right onto The Heath. The property will be found on the right hand side clearly signposted with a Fine & Country For Sale Board.

Services, District Council and Tenure

Oil Central Heating, Mains Water, Mains Drainage

Cable Broadband Available

Mobile Phone Reception - varies depending on network provider

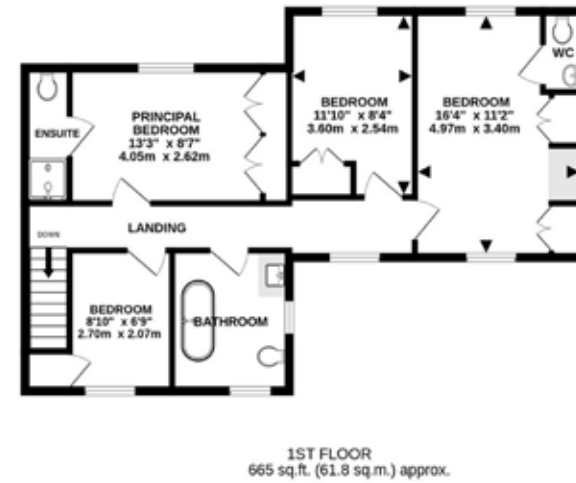
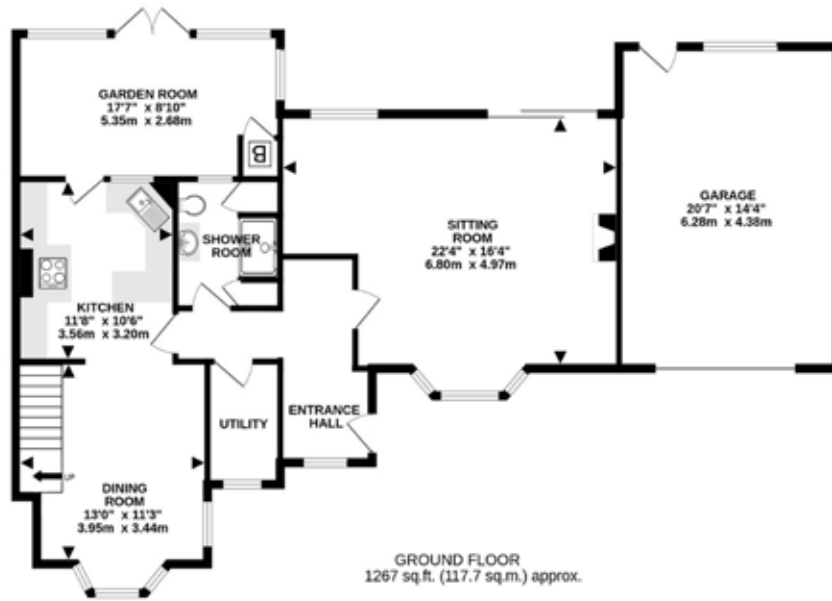
Please see www.checker.ofcom.org.uk - for Broadband/Mobile availability

Broadland District Council - Council Tax Band D

Freehold



OUTBUILDINGS
1053 sq.ft. (97.8 sq.m.) approx.



TOTAL FLOOR AREA : 2984 sq.ft. (277.3 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lowest running costs			
(94-100)	A		
(81-93)	B		
(69-80)	C		
(55-68)	D	62	75
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
www.epcrea.com			

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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