



THE STORY OF

4 Fairland Terrace

Hingham, Norfolk

SOWERBYS

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4 Fairland Terrace

Hingham, Norfolk
NR9 4HR

Quintessential Period Cottage

Impeccably Renovated
Throughout

Splendid Period Features

Two Double Bedrooms

High Specification
Kitchen and Bathroom

Underfloor Heating
to Ground Floor

Landscaped Rear Garden

Idyllic and Sought After
Village Location

Short Stroll to a Wealth
of Amenities

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Tucked next to the idyllic village green lies Fairland Terrace, a charming run of quintessential cottages enjoying a central yet discreet location in the highly sought after Norfolk village of Hingham. Beyond the front door of number 4, a sanctuary of immaculate interiors and period charm awaits the lucky new owners. Having undergone a thorough schedule of renovation under the current ownership, this superb cottage now provides a turn key solution to those seeking an idyllic village lifestyle or even a superb addition to a holiday let portfolio.

The sociable layout to the ground floor combines the elegance of a character home with a modern and open plan layout – the bespoke cabinetry is topped with granite and the breakfast bar peninsula provides the perfect threshold to the charming seating area with the original fireplace at its heart, now housing the wood-burning stove. The utility area is a brilliant use of space whilst the ground floor bathroom adds a touch of class with traditional brushed sanitary ware.

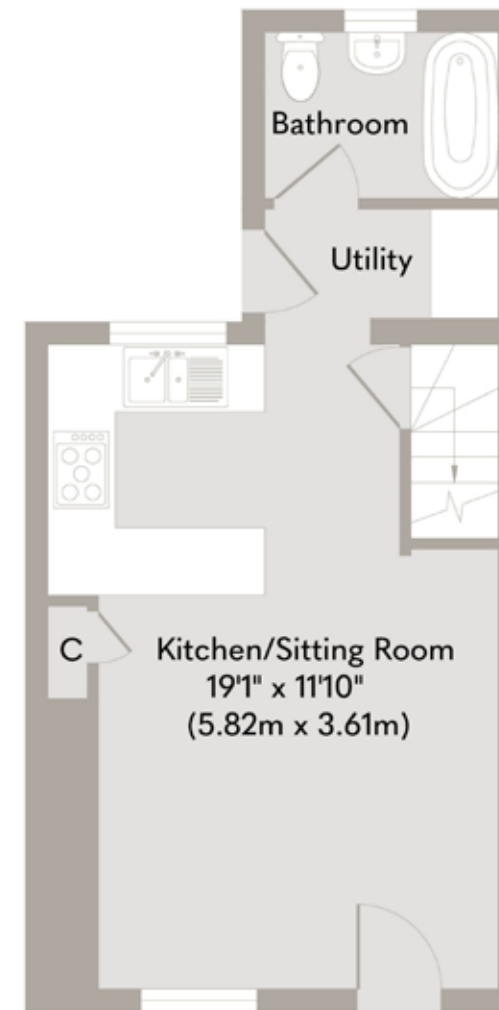
The first floor is home to the two double bedrooms, including the spacious principal bedroom with high ceiling and splendid features including built in wardrobes, and bedside cabinetry expertly built into the original alcoves.

Outside, the rear garden has been entirely landscaped and now provides a sheltered sun trap with a dining terrace, lawned area, and extensive raised beds; a splendid canvas for the green-fingered to enjoy. Additionally, there are two outhouses, offering excellent storage space, making it even more convenient for outdoor enthusiasts.

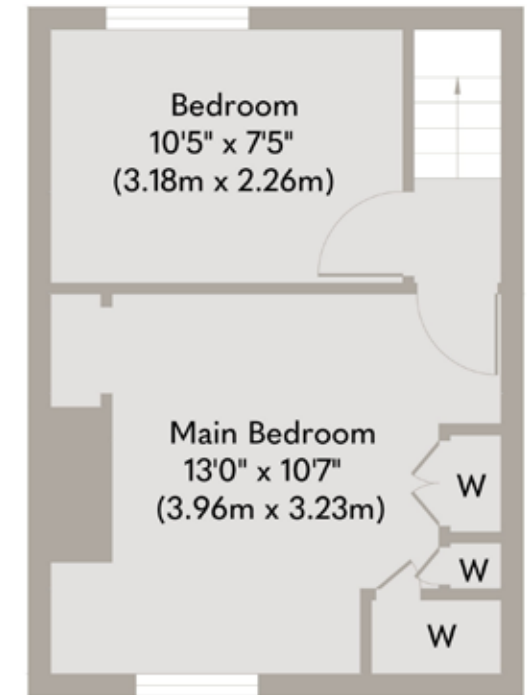


...the cottage is cosy,
homely and welcoming.





Ground Floor
Approximate Floor Area
318 sq. ft
(29.54 sq. m)



First Floor
Approximate Floor Area
254 sq. ft
(23.59 sq. m)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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 or tenant. 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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Hingham

DISCOVER THIS 18TH CENTURY
"LITTLE LONDON"

With grand Georgian architecture surrounding its market place and town green, Hingham is in the heart of rural Norfolk.

For this market town, it was in the 18th century when the socialites of high society built and took residence in Hingham that it became fashionably known as "little London".

The many and varied local shops have the special character of a small market town but are up-to-date in what they provide. Despite the influence and attractions of neighbouring Norwich, an active and independent town life continues to thrive and grow. Amenities include a family butcher, The White Hart Hotel which is a community Boutique Hotel and Country Dining Pub, cafe's, library, primary school, excellent health centre, doctors surgery, dentist and frequent bus services providing access to the surrounding villages and towns of Wymondham, Attleborough, Watton, Dereham and Norwich. The town is located 17 miles from the cathedral city of Norwich, which has many restaurants, shops, supermarkets and services including an international airport.

Attleborough is a market town situated within the Breckland district, located between Norwich and Thetford. The town has a range of amenities including four schools, a town hall, shops, coffee shops, bars, restaurants, takeaway restaurants and a doctors. If you are looking for attractions nearby you will find Banham Zoo, Melsop Farm Park, Hulabaloos and Combat Paintball and every Thursday you will find the local market, which was established in the town as far back as 1226.



Note from the Vendor



"It's lovely and quiet - but within 30 seconds' walk you're in the village square with amazing shops, cafes and pub..."



SERVICES CONNECTED

Mains electricity, water and drainage. Air source central heating, with underfloor heating to the ground floor.

COUNCIL TAX

Band B.

ENERGY EFFICIENCY RATING

C. Ref:- 0350-2096-1270-2205-1931

To retrieve the Energy Performance Certificate for this property please visit <https://find-energy-certificate.digital.communities.gov.uk/find-a-certificate/search-by-reference-number> and enter in the reference number above. Alternatively, the full certificate can be obtained through Sowerbys.

TENURE

Freehold.

LOCATION

What3words: ///midfield.shots.sparrows

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SOWERBYS

We are proudly supporting these Norfolk charities by organising and participating in events throughout 2025, along with making a donation for every home we sell.



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