



THE STORY OF
Pillar Box House

Hackford, Norfolk

SOWERBYS

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Pillar Box House

Low Road, Hackford,
Norfolk, NR18 9HW

Fine Country Cottage

Abundance of Character and Charm

Fine Sitting Room with Open Fireplace

Superb Kitchen/Dining Room with Wood-Burner

Three First Floor Bedrooms and Family Bathroom

Top Floor Principal Suite with En-Suite

Private Parking

Enclosed Courtyard Garden

Secondary Lawn Garden

Popular Location

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“We would describe our home as detached, spacious and quirky.”

Pillar Box House has a rich history, originally serving as the local shop for the community, and still proudly displaying the Royal Mail postal box. Today, it stands as a charming period country cottage, cherished as a beloved home for over 23 years. The house exudes timeless charm, featuring beautiful beams, fireplaces, and timber flooring that add character to every corner.

Stepping inside, you're greeted by a spacious vaulted reception hall, offering ample space to welcome guests, with even enough room for a cosy sofa. The mezzanine adds a touch of versatility,

creating a perfect hideaway for quiet moments of relaxation.

The sitting room embodies the classic elegance of its period, with fine exposed ceiling timbers and a splendid central open fireplace—a delightful space to unwind and enjoy cosy evenings. The kitchen/dining room is generously sized, ideal for entertaining, and boasts plenty of space for a dining table, storage, and features a charming wood-burner.



Ascending to the first floor, a spacious landing grants access to three characterful bedrooms and a well-fitted family bathroom. The top floor houses a magnificent principal suite, complete with a spacious landing offering storage, a superb walk-in dressing room, principal bedroom, and an en suite shower with a separate cloakroom.

Outside, private parking awaits on the block-paved driveway. Gated access leads to the enclosed courtyard garden, where an entertaining terrace awaits beneath a pergola. There's plenty of space for potted plants and a convenient storage shed, creating a perfect spot to relax and enjoy the sunshine and wildlife during the summer months. A pathway from the courtyard leads to an enclosed lawn garden, bordered by mature boundary hedging, completing the outdoor space and providing a serene retreat.





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.

ALL THE REASONS

Hackford

IS THE PLACE TO CALL HOME



The village of Hackford is situated to the West of Norwich, which is just 14 miles away. It is set in a charming, rural location with amenities close by in the neighbouring market town of Wymondham. Wymondham is a bustling town, offering direct train links to Norwich, Cambridge and London, Kings Cross.

Set in the heart of East Anglia, the historic city of Norwich has everything you would desire of a vibrant regional capital. You will find a modern cultural feel with beautiful heritage, dynamic nightlife, sophisticated shopping and mouth-watering restaurants. Chantry Place Shopping Centre offers high end shopping, whilst the Norwich Lanes won the great British high street of the year with its many independent and unique businesses

including shops, bars, cafés and restaurants. Norwich is the most complete medieval city in Britain and boasts two cathedrals as well as the castle with stunning architecture. There are also a number of sought after schools and colleges. The River Wensum flows throughout the city and offers boat rental and various pubs situated along the river itself. Voted in the top 10 within a poll of the happiest places to live in Britain, the Cathedral City of Norwich offers access to all the major rail links and Norwich International Airport.



Note from the Vendor



Drone shot of Pillar Box House.

“Moving here totally changed the way we live, moving from the city into rural life surrounded by fields was exactly what we dreamed of.”

THE VENDOR



SERVICES CONNECTED

Mains water and electricity. Oil fired central heating. Drainage via sewage treatment.

COUNCIL TAX

Band to be confirmed.

ENERGY EFFICIENCY RATING

E. Ref:- 2133-3035-5202-7104-3204

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: ///attending.homecare.goats

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