



Holmewood House
Hindolveston | Norfolk | NR20 5DQ

IDYLLIC LOCATION



With an exclusive setting in Hindolveston on an unadopted road and surrounded by woodland on three sides with open farmland to the south, properties of this nature do not come along often. This detached period cottage, formerly a pair of farm cottages, stands on approximately 1.25 acres and is ideal for the equestrian owner with a paddock and stable block. Purchased by the present owners five years ago, the cottage has been beautifully restored to a very high standard, and the living accommodation comprises three bedrooms (two with a Jack and Jill bathroom), and a large living room and kitchen/diner, along with a further bathroom, office and a utility room. An exceptional property in the most amazing location.



KEY FEATURES

- Remote setting for this beautifully presented Cottage
- With grounds of around 1 ¼ Acres made up of paddocks and Gardens
- Rural setting found within 12 miles from Blakeney and 15 miles Wells-next-the-Sea
- Superbly presented and full of character and charm
- Sitting Room with Log Burner, Kitchen/Diner, Utility & Home Office
- Three Bedrooms and a Jack & Gill Family Bathroom
- Total Accommodation extends to 1489sq.ft
- Energy Rating E

Unique Home

"The main attraction of the house is the sheer tranquillity that you experience living down a private access track in the middle of the woods," the owners said. "The night skies are tremendous and the woodland sounds sooth the soul."

"When I saw that the property had come to the market in early spring of 2018, I had to go for it. Having just been granted planning to extend and renovate our existing building, it was hardly the right time to be bidding for another property. However, having walked past the house since the age of eleven and informing my parents and grandparents that I would like to live there one day, there was no time like the present! After a huge amount of interest in the property as it was being marketed and a multitude of offers, it went to best and finals. After winning the house by a mere £3,333.331, it was in the bag for us!"

"The work then began," the owners explained, "incorporating the two outhouses (formerly chicken coops) at either end of the house into the living space. The original kitchen (which had previously housed a pig) became a practical family bathroom, and a very odd downstairs shower room/larder cupboard became an additional guest bedroom and home office."

"Originally two former farm worker and tannery staff cottages, the property had been made into one property on a very tight budget (it would seem), and so additional steelworks were added to meet building regs, and the upstairs was opened up to allow access to both sides of the house. This was only previously achievable by going down one staircase and up the other."





KEY FEATURES

“Four additional unused chimneys were removed to improve the living space, whilst one was retained and fitted with a Clearview woodburning stove. The upstairs ceilings were torn down to open-up the apex of the roof space, and the entire roof was replaced with pantiles and fitted with skylights so the perfect night skies out in the middle of the woods could be enjoyed. Original beams were retained to retain some original character.”

“The front of the house was obscured by a fallen willow tree, overgrown brambles and hazel bushes, and the back garden wasn't visible under the bracken. All has now been post and rail fenced, and yew and Laurel hedges planted. The paddocks have been fenced with horse-grade paddock netting and are free draining on the light sandy-loam soils.” When asked about their favourite spaces at the property, the owners replied,

“The 1.25 acres (sts) of paddocks and the vast expanse of woodland outside the back door and which seems to extend for eternity. We are very outdoorsy and have plenty of dogs, horses and sheep, and it has been the perfect place to enjoy these pastimes. Sitting on the patio, in all weathers, you can experience the seasons, the wildlife and the unspoilt night skies. We've never seen so many shooting stars!”

“The handmade kitchen is also the perfect space for entertaining with an Aga which was originally from my mother's house and which she acquired in a derelict state at a similar time that we acquired this house. With twice-yearly service records dating back to 1947, we had it restored, re-finished, re-lined and converted to electric to minimise servicing requirements. The large living room with Clearview stove is also perfect for relaxing on a cold winter's evening and remains lovely and cool in the summertime.”

And what will the owners miss most about their home? “The property sits in a unique location with no disturbance or light pollution, no passing traffic and no road noise. The peace and quiet really make it one of a kind.”

The Grounds

“The outside area speaks for itself, surrounded by mature trees, in a well-managed woodland with a mix of native deciduous and coniferous trees. An ever-changing colour palette right outside the patio doors,” the present owners said. “And a perfect place for barbeques, evening drinks, stargazing at night or just a Sunday morning coffee.”









"We currently have the outbuildings set up as two stables (12ft x 14ft and 12ft x 10ft) with an adjoining tack room (12ft x 12ft) for our horses. Next door we also have a 12ft x 24ft stable block which was originally two stables, and a 18ft x 12ft lean-to that we currently use as kennels, with adjoining exercise areas. The paddock area is split into two."

"Aside from the paddocks, there is a generous rear garden that is post and rail fenced and a large front garden, again with post and rail fence. Part of the front area has additional paddock fencing and is used as additional grazing - however, this can easily be incorporated back into a formal garden. Box and yew hedging and flowering cherries have also been planted. There is also a mature fruiting cherry tree in the front garden that provided bags of edible cherries."

Perfect Location

"We are country sports enthusiasts and regularly take advantage of the multitude of footpaths and bridleways in the nearby area," the owners said. "The bird and wildlife in the area is almost unique; you can view nearly all the deer species to be found in the UK whilst sitting in the garden or from the upstairs windows. Summer visitors include hobbies, swallows, swifts and house martins. We regularly see goshawks, red kites, buzzards, sparrowhawks, barn owls and a multitude of resident tawny owls that serenade through the night. And we often see lesser-spotted woodpeckers, nuthatches and tree creepers. On a winter's evening, you can watch the woodcock fly over the house to their evening feeding grounds and hear pink-feet geese flying overhead back to the coast."

"There is a small park for the little ones in the village which has a thriving community network. There is a Friday night bar at the village hall, alongside a busy community calendar. A farm convenience store is also located in the village which sells local farm produce and all the necessary groceries."

When the amenities offered by a town are required, Fakenham, Holt and Dereham are in easy reach by car. The celebrated North Norfolk coast is similarly accessible with some exceptional destinations including the National Trust beach at Moreston and, just beyond Holt, a selection of other beaches in the villages of Blakeney, Salthouse and Cley. Approximately twenty-three miles southeast is the city of Norwich with a mainline railway line to London, and north of the city Norwich International Airport can be found.













INFORMATION



On Your Doorstep...

Hindolveston is a pretty village which is graced with some fine properties. In the neighbouring village of Foulsham there is a village store and a post office as well as a public house. Not far away is Pensthorpe Gardens and Nature Reserve. Pensthorpe lies within the Wensum Valley which acts as a migration corridor and the reserve is made up of numerous different kinds of habitats, all of which attract different species.

How Far Is It To?...

Hindolveston lies approximately 9 miles south-east of Fakenham and within 22 miles north-west of the centre of Norwich. Often described as the "Gate to the north Norfolk Coast", the thriving market town of Fakenham has the famous Fakenham Race Course, Pensthorpe Waterfowl Park and The Thursford Collection right on its doorstep. For more information go to: www.fakenhamweb.co.uk. The Cathedral City of Norwich offers a wide range of cultural and leisure facilities and a variety of good schools both in the public and private sectors. Norwich also has its own main line rail link to London Liverpool Street and an international airport.

Services, District Council

OFCH, Mains Water & Septic Tank
North Norfolk District Council - Tax Band D
Freehold

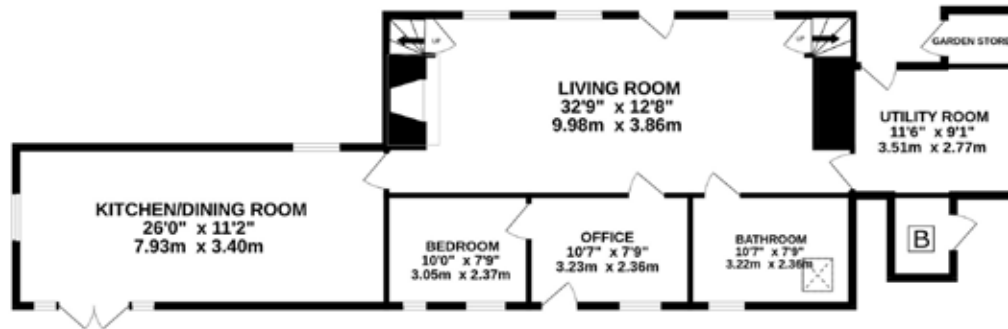
Directions - Please Scan The QR Code Below

What Three Words Location

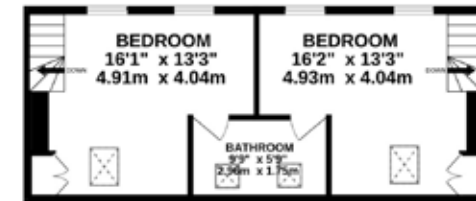
Every 3 metre square of the world has been given a unique combination of three words. Download the app to pinpoint the exact location of this property using the words...<https://w3w.co/magnitude.truckload.powerful>



GROUND FLOOR
1071 sq.ft. (99.5 sq.m.) approx.



1ST FLOOR
418 sq.ft. (38.8 sq.m.) approx.



TOTAL FLOOR AREA: 1489 sq.ft. (138.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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. 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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Score	Energy rating	Current	Potential
92+	A		96 A
81-91	B		
69-80	C		
55-68	D		
38-54	E	49 E	
21-38	F		
1-20	G		

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Fine & Country Fakenham
1 Bridge Street, Fakenham, Norfolk NR21 9AG
01328 854190 | fakenham@fineandcountry.com

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