



27 Wells Road
Hindringham | Norfolk | NR21 0PN

FINE & COUNTRY

COUNTRY COTTAGE LIFE



This pretty brick and flint traditional cottage with stunning views across the village playing field is the ideal family residence or perhaps weekend retreat from the city.

Situated in the sought-after North Norfolk village of Hindringham, everything the county has to offer is within easy reach. With a mature country cottage garden to the rear, there is also the potential for further accommodation in a separate annexe which could be converted (subject to planning consent) to provide multigenerational living or as a holiday let.



KEY FEATURES

- A Pretty Semi-Detached Cottage in the Rural Village of Hindringham
- Four Bedrooms; Ground Floor Bathroom
- Kitchen with Separate Utility Room
- Two generously sized Reception Rooms
- A Separate Annexe with Potential for Conversion to provide Further Accommodation, subject to the relevant consent
- Off-Street Parking for Two Cars
- Cottage Garden to the Rear
- The Accommodation extends to 1,592sq.ft
- Energy Rating: TBA

Finding themselves the perfect haven from the hustle and bustle of London, the current owners moved into the property in 2004 and have enjoyed many years there. "It is a stunning home and with lots of natural light in the rooms," they said.

Character And Improvements

During their time at the property, they have continued to make improvements with a new roof and touches like the fireplace in the living room. "The original beams in the dining rooms are a wonderful feature, along with the wall-to-wall sideboard." When asked about favourite spaces at the property, they replied, "The living room and dining room are very special as there's so much lovely natural light in them – and we have had some lovely dinners and family Christmases in both these rooms."

Cottage Garden

There is a spacious garden to the rear of the property accessed via the driveway that runs down the side of the house. "With a built-in brick barbecue, it is lovely for entertaining in the summer," the owners explained. "There is a garage/workshop at the back of the garden and also a small greenhouse. And there is sufficient space at the back of the garden to park two cars." The owners have also introduced a small vegetable patch where they grow potatoes and carrots, and there is space in front of the greenhouse to grow tomatoes, strawberries and cucumbers.





KEY FEATURES

Well Located

There is no question that the small rural village of Hindringham is well located with so much to do and see within easy access. It is just six miles from Blakeney on the unspoilt North Norfolk coast – an Area of Outstanding Natural Beauty – with activities including seal trips at Blakeney Point, birdwatching at Cley Marshes or simply enjoying a stroll along the beautiful coastal paths. And Hindringham is approximately eight miles to Holt and a similar distance to Fakenham with its weekly market, while both King's Lynn and Norwich approximately forty-five minutes away. As the owners said, "We are five-minute drive from Thursford which is a lovely outing with its Christmas lights, and Melton Constable is around fifteen-minute drive where you'll find a superb butcher's shop. Everyone is so welcoming in our village, and it is perfect for taking walks in the peace and quiet, when you might be treated to one of our exceptional sunsets or views of the donkeys in the fields."





















INFORMATION



On The Doorstep

Shopping facilities are available in the neighbouring village of Binham with a village shop which is one of the very few such village shops that still sells petrol and diesel petrol from the pump, in addition to the Little Dairy Shop where you can purchase local milk, cheese and butter. When further amenities are required, both the vibrant historic market town of Fakenham and the Georgian town of Holt offer a range of shops, sports facilities, banks and well-regarded schools.

How Far Is It To?

Fakenham is an historic market town which still hosts a popular market on a Thursday and can be found 7.5 miles distant. The beautiful Georgian market town of Holt is 8 miles and offers a wealth of shops, boutiques, cafes and amenities. The beautiful North Norfolk Coast, an area of outstanding natural beauty, is a short drive away. Norwich city centre is 28 miles away, offering a range of cultural and leisure facilities. Norwich has an International Airport with flights to many destinations and a train station with services direct to London. The beautiful North Norfolk Coast, an area of outstanding natural beauty, is a short drive away.

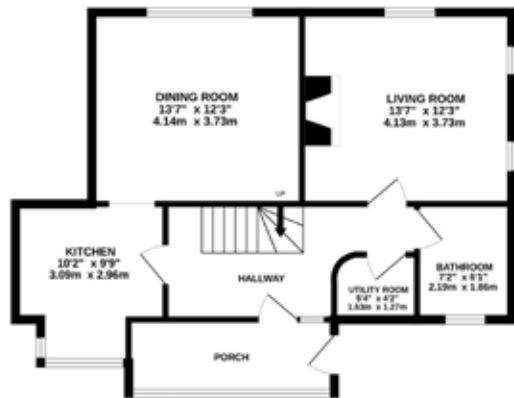
Directions

Leave Fakenham on the A148 road heading to Cromer and Holt. Turn left onto Thursford Road and then left onto Wells Road and the property will be found on the left hand side clearly signposted with a Fine & Country For Sale Board.

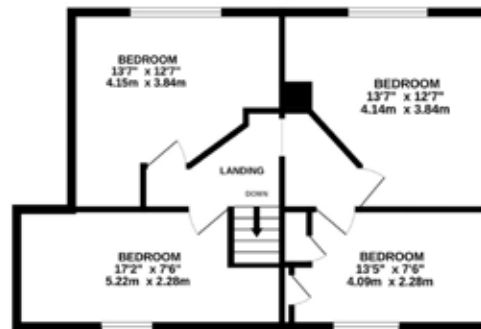
Services, District Council and Tenure

Heating, Water and Drainage TBA -VENDOR TO FILL IN PIQ FORM
Broadband Available - please see www.openreach.com/fibre-checker
Mobile Phone Reception - varies depending on network provider - please see www.checker.ofcom.org.uk
North Norfolk District Council - Council Tax Band D
Freehold

GROUND FLOOR
638 sq.ft. (59.2 sq.m.) approx.



1ST FLOOR
570 sq.ft. (53.0 sq.m.) approx.



ANNEX
384 sq.ft. (35.7 sq.m.) approx.



TOTAL FLOOR AREA : 1592 sq.ft. (147.9 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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This property requires an Energy Performance Certificate, which is in the process of being done

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.





FINE & COUNTRY

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