



Ardbeg  
Fakenham Road | Hillington | Norfolk | PE31 6DJ

FINE & COUNTRY

# MODERN VILLAGE LIFESTYLE



Located in the heart of Hillington, one of West Norfolk's most sought-after villages, this spacious detached residence combines large open-plan living areas with a flexible one-bedroom annexe. Offering superb versatility for family life, entertaining guests or for multi-generational living.





# KEY FEATURES

- A Detached House with Annexe offering Multi-Generational Living in the Village of Hillington
- Main House - Four Double Bedrooms and Three Bath/Shower Rooms
- Two Possible Ground Floor Bedrooms in the Lounge and Playroom
- Principal Bedroom benefits from an En-Suite and a Walk-In Wardrobe
- Sitting Room with Multi-Fuel Burner and Dual Garden Access
- Open Plan Kitchen/Diner with Central Island and Walk-In Pantry, which is Open Plan to the Dining Room and Garden Room
- Separate Utility Room and Study/Home Office
- Self-Contained Ground Floor Annexe with Kitchen/Living Room, Double Bedroom and Bathroom/WC
- Integral Garage and Expansive Gravel Driveway with Parking for Numerous Vehicles
- Mature, Private Gardens Ideal for Families and Entertaining
- The Accommodation extends to 4,160sq.ft
- Energy Rating: D

With generous parking and a beautifully mature garden with field views, this substantial five-bedroom detached residence offers ample space to grow, work and entertain – an exceptional opportunity in a prime village location with excellent accessibility for the principal towns and amenities within the county.

## So Much Space

Step inside Ardbeg and discover the perfect home for both lively gatherings and restful moments. The wide entrance hall leads to an expansive 27-foot sitting room and at the heart is the contemporary kitchen/diner – complete with a generous central island, stylish cabinetry and a walk-in pantry – which flows through to both a large dining room and a bright garden room, ideal for hosting, homework or quiet moments. A separate lounge/bedroom, a flexible play room/bedroom, a dedicated study/home office and a fully self-contained annexe round out the versatile ground floor, alongside a full utility room and a practical ground floor shower room, all configured to accommodate life's changing needs. Throughout, natural light and a sense of everyday comfort prevail. And what sets the house apart? “The size of all the rooms and versatility. There is nothing small about any room – it's ideal for multi-generational living and entertaining,” the owners said.

## Instant Attraction

The owners moved into the property in March 2021 and when asked what initially drew them to it, they replied, “The house has a wow factor of large rooms, and the large modern fitted kitchen was a particular attraction, but also the snug and dining areas – and they all had such wonderful garden views, making it so spacious light and airy.”







# KEY FEATURES

But the defining feature which clinched the deal for them was the annexe with its double bedroom, en suite bathroom and a living room with a kitchen. "I also love the dressing room with its vast amount of storage," they added.

## Improvements and Refinements

"We have decorated the majority of the house – the main improvement we have made is a change to the main lounge, reducing the size of the fireplace, fully redecorating and carpeting," the owners explained. "We have also changed the glass at the back of the house to plain glass so removing the leaded effect." Another improvement was to reglaze the covered veranda at the rear of the house. And the house benefits from triple glazing to the front of the property and some of the rear, so road noise is not a problem.

## Favourite Spaces

Asked about their favourite spaces at Ardbeg, the owners replied, "The kitchen – we spend most of our time there. Closely followed by the main lounge which although quite large in size, still has the cosy feeling. And also the dressing room with sufficient room to store my vast amount of clothes! And the covered veranda in the rear garden should certainly receive a mention too."

## The Outside

Approached via a broad shingled driveway, Ardbeg sits well back from the road, offering parking for more than ten vehicles as well as an integrated garage for secure storage and workshop space. "The property benefits from a large rear garden which overlooks fields – there is a disused railway line between the property and the fields which runs across the back of all the houses in the row." A covered veranda area extends across the rear of the property which is perfect for sitting out under all conditions. "We have our outside dining area also there, along with our barbecue," the owners put in. "The garden has established trees, shrubs and a pond, bringing a variety of wildlife into the garden so you can always hear birdsong. There is a newly fitted shed, and the annexe also benefits from a separate patio area."

## On Leaving

Reflecting on their time at the property and what they will miss most, the owners said, "The views from the back garden and the general space the house has given us and, in particular, the kitchen area which has been at the centre of our family's life. Other than that, the convenience of the large driveway and our wonderful neighbours."























































# INFORMATION

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## On The Doorstep

There's no question that Hillington is a well-served and desirable West Norfolk village which balances tranquil rural lifestyle with excellent convenience. The village itself is known for its friendly atmosphere and community spirit, featuring amenities such as a popular local pub, The Ffolkes, serving as both a family-friendly pub and boutique hotel. Renowned for its vibrant atmosphere, it offers both food and a range of local ales, regular street food events, and to the rear has large gardens with outdoor games and seasonal activities and a new spa on the site which is opening shortly. While the immediate village does not offer a major supermarket, the nearby villages of Grimston and Dersingham have convenience stores, bakeries, post offices (in Grimston, with one opening in Dersingham shortly) and additional pubs, all within a short drive. For those who enjoy countryside pursuits, Hillington offers a wealth of accessible walking and cycling routes through surrounding woodland and farmland, with the famous Sandringham Estate just a few miles away providing scenic gardens, woodland trails and a visitor centre. For families, there are highly regarded primary schools in nearby Grimston and Dersingham, and excellent secondary options in King's Lynn and Fakenham.

## How Far Is It To?

The village's location along the A148 means both King's Lynn, with its mainline train station, and the renowned North Norfolk coast, are within easy reach. In approximately 20 minutes by car, King's Lynn provides a regular service to London and Cambridge, or in less than 14 miles the town of Fakenham offers a range of shops and supermarkets and a weekly market. A short drive brings you to the spectacular North Norfolk beaches at Brancaster, Holme-next-the-Sea and beyond. Norwich, a thriving city for shopping and travel links including its international airport with onward connections via Schiphol, is reached in around an hour by road.

## Directions

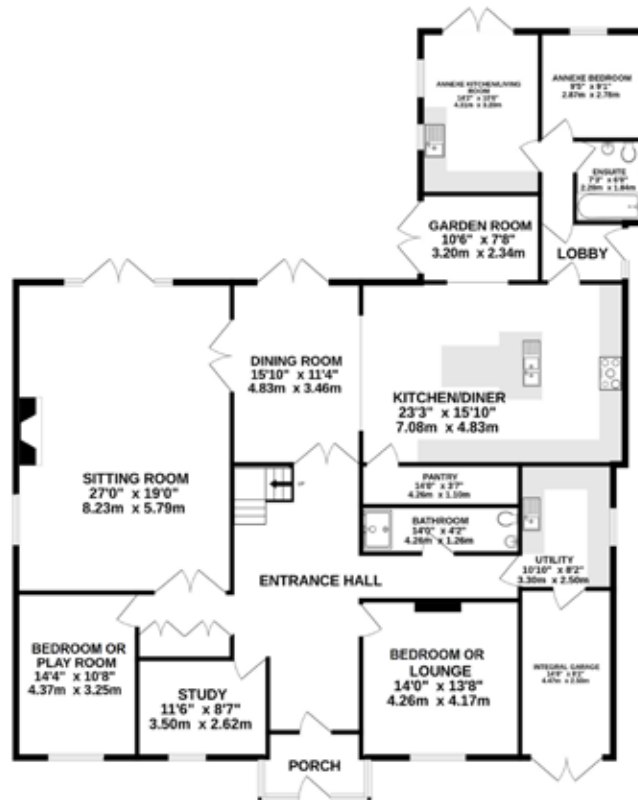
From Fakenham take the A148 towards King's Lynn for approximately 12 miles. On arrival in Hillington, Ardbeg is set back on the left of Fakenham Road, immediately recognisable by its generous frontage and distinctive design, and clearly identified by a Fine & Country for sale sign.

## Services, District Council and Tenure

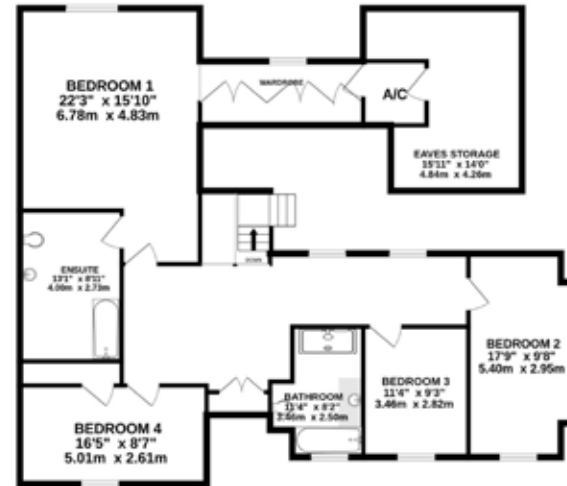
Oil Heating, Mains Water, Private Drainage via Septic Tank  
Underfloor Electric Heating to Kitchen/Dining Area, Snug & Annexe Lobby  
Broadband Available - please see [www.openreach.com/fibre-checker](http://www.openreach.com/fibre-checker)  
Mobile Phone Reception - varies depending on network provider  
Please see [www.checker.ofcom.org.uk](http://www.checker.ofcom.org.uk)  
King's Lynn & West Norfolk Borough Council - House Band G - Annexe Exempt Freehold



GROUND FLOOR  
2625 sq.ft. (243.8 sq.m.) approx.

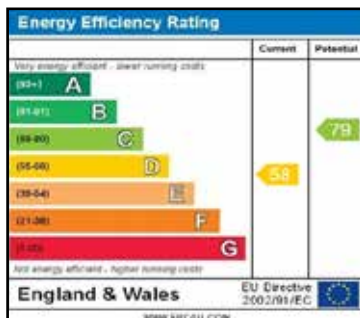


1ST FLOOR  
1535 sq.ft. (142.6 sq.m.) approx.



TOTAL FLOOR AREA: 4160 sq.ft. (386.5 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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# FINE & COUNTRY

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Fine & Country Foundation, charity no. 1160989

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