



THE STORY OF

Briardene

Great Hockham, Norfolk

SOWERBYS



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Briardene

Great Hockham, Norfolk
IP24 1NL

Delightful 16th Century Cottage
Within a Popular Norfolk Village

Glorious Countryside Walks and
Proximity to Thetford Forest

Bursting with Character

Internal Accommodation Extends to 1,985 Sq. Ft.

Three Reception Rooms and up to Four Bedrooms

Close to Well-Served Market Towns with an
Array of Amenities and Public Transport

Impressive Kitchen with a Walk-In Pantry

Downstairs Shower Room and Upstairs Bathroom

Partly Converted Detached Garage
and Ample Off-Road Parking

Enclosed, Walled Landscaped Garden

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This stunning Grade II-listed cottage retains many of its original period features, including exposed timber beams, inglenook fireplaces, and traditional brick flooring, all thoughtfully restored to enhance the home's authentic charm. The sympathetic updates throughout ensure modern convenience while preserving the rich heritage of this remarkable property. Some reports suggest that it is possibly the oldest house in Great Hockham dating back to 1580 adding even more character and history to this enchanting home.

Upon entering, you are welcomed into a characterful yet cosy reception hall, setting the tone for the warmth and charm that flows throughout the home. The spacious drawing room is a true highlight, featuring a magnificent inglenook fireplace with an open fire, creating the perfect ambiance for relaxing evenings. Above the fireplace, a wall painting has been identified as a very rare example depicting a Dutch parable, adding a touch of historical intrigue. Large windows allow for plenty of natural light, enhancing the inviting atmosphere. The separate dining room is ideal for hosting family meals or entertaining guests, while an additional sitting room offers versatility—whether as a snug, study, or playroom, the choice is yours. A convenient study/fourth bedroom is also located on the ground floor, along with a well-appointed ground floor shower room, adding practicality and flexibility to this charming home.

At the heart of the home lies a beautifully modernised farmhouse-style kitchen, seamlessly blending rustic charm with contemporary finishes. Featuring bespoke cabinetry, high-quality appliances, and ample worktop space, this stylish yet functional space is perfect for both everyday use and entertaining. A charming breakfast area overlooks the gardens, providing a tranquil setting for morning coffee. A separate walk-in pantry with space for a fridge freezer and ample shelving ensures all your storage needs are met.





The first floor continues to impress, offering three well-proportioned bedrooms, each brimming with character. Exposed beams, original flooring, and picturesque views of the surrounding countryside create a peaceful and enchanting retreat in every room. The solid oak floorboards upstairs, measuring 14" in width, are original to the house, adding further authenticity and charm. The principal bedroom boasts generous proportions and built-in storage, while the remaining bedrooms are equally charming and full of unique period details.

The family bathroom has been stylishly updated, featuring a free-standing bathtub and tasteful period-inspired fittings that complement the home's character.

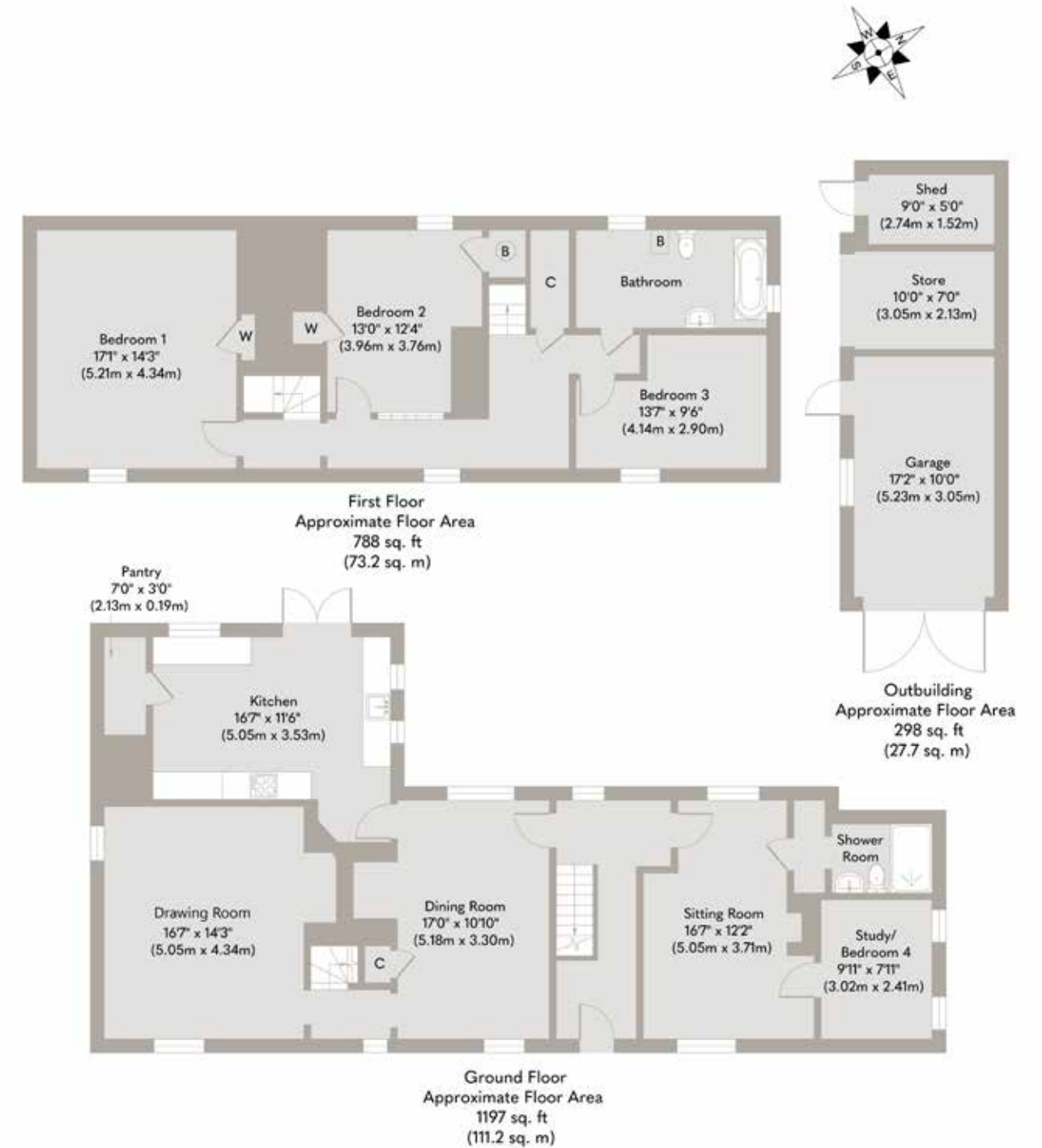


Set within mature, landscaped gardens, the outdoor space is just as impressive as the interior. Thoughtfully designed with a mix of lush lawn, vibrant flower beds, and secluded patio areas, the garden provides a perfect setting for outdoor dining, relaxation, or entertaining. The property's peaceful setting offers a sense of privacy while still being part of a welcoming and friendly community.

The home also benefits from a spacious single garage and cart lodge, ideal for vehicle storage or as a workshop, as well as a generous driveway providing ample off-road parking for multiple vehicles.

Located in the highly regarded village of Great Hockham, this home offers the best of both worlds—tranquil countryside living with easy access to local amenities. The village itself boasts a strong sense of community, with a local pub, primary school, and nearby countryside walks. The bustling market towns of Watton and Swaffham are just a short drive away, providing further shopping, dining, and leisure options. With its blend of modern elegance, practical living spaces, and stunning surroundings, this detached home in Great Hockham is a truly special property that must be seen to be fully appreciated.





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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Great Hockham

CHARMING VILLAGE
LIFE

A picturesque village, Great Hockham has the village green at its centre. The village currently has a primary school (100 pupils) and a popular pub, The Eagle. There is a church, community hall and playing field on the outskirts of the village and there are also a number of nearby campsites. Within walking distance of the village is Thetford Forest, with its numerous walks and trails (including the Pingo Trail) and the Peddars way forms part of the village's western parish boundary. Hockham is well known for the former Breckland author Christopher Bush (1885-1973), who wrote under both his own name and the pseudonym Michael Home. His Breckland novels give an excellent insight into village life at the turn of the 19th century.

Attleborough is a market town situated within the Breckland district and is 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



“In the drawing room above the fireplace there is a wall painting which has been identified as a very rare example showing a Dutch parable.”



SERVICES CONNECTED

Mains electricity, water and drainage. Oil fired central heating.

COUNCIL TAX

Band E.

ENERGY EFFICIENCY RATING

E. Ref:- 0340-2511-4420-2095-2761

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: ///rods.dissolve.craftsman

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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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