



THE STORY OF
Old Forge House
Hingham, Norfolk

SOWERBYS



THE STORY OF

Old Forge House

1 Copper Lane, Hingham, Norfolk
NR9 4JS

Offered Chain Free

Town Centre Location

Multiple Reception Rooms

Four Bedrooms

37Ft x 20Ft Studio with Annexe Potential (stpp)

Off Road Parking and Car Port

Close to Amenities Including
Doctors Surgery and School

Kitchen/Breakfast Room

WC and Bathroom

SOWERBYS WATTON OFFICE

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Positioned in the heart of Hingham, the Old Forge House presents an exceptional opportunity to secure a substantial home with space and flexibility rarely found in such a central location. Just steps from the town's shops, school, doctors' surgery, and everyday amenities, the property combines convenience with a scale of accommodation that supports both family life and working from home.

The house itself offers multiple reception rooms, providing scope for both formal and informal living areas, playrooms, or quiet workspaces. At its centre, a generous kitchen breakfast room forms a natural hub for daily routines. Four bedrooms deliver family-sized accommodation, supported by a bathroom and a separate ground-floor WC.

To the rear, directly off the property, is a 37ft x 20ft studio - a remarkable space with clear annexe potential (STPP). Adjoining the studio is a workshop/utility room measuring approximately 16ft x 12ft, seamlessly extending the space and offering flexible options, whether for creative work, a gym, games room, or independent living quarters - a combination rarely found in a town-centre setting.

Off-road parking and a car port ensure everyday practicality, while the location means most needs can be met on foot, with the wider amenities of Norwich and surrounding Norfolk within easy reach.

The Old Forge House is offered chain free, making it ready for immediate transition to new ownership. It represents an adaptable home in a highly accessible position, with ample scope to shape around individual lifestyle needs.





The property has
been described as
comfortable, practical
and unique.





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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Hingham

DISCOVER THIS 18TH CENTURY
"LITTLE LONDON"

With grand Georgian architecture surrounding its market place and town green, Hingham is in the heart of rural Norfolk.

For this market town, it was in the 18th century when the socialites of high society built and took residence in Hingham that it became fashionably known as "little London".

The many and varied local shops have the special character of a small market town but are up-to-date in what they provide. Despite the influence and attractions of neighbouring Norwich, an active and independent town life continues to thrive and grow. Amenities include a family butcher, The White Hart Hotel which is a community Boutique Hotel and Country Dining Pub, cafe's, library, primary school, excellent health centre, doctors surgery, dentist and frequent bus services providing access to the surrounding villages and towns of Wymondham, Attleborough, Watton, Dereham and Norwich. The town is located 17 miles from the cathedral city of Norwich, which has many restaurants, shops, supermarkets and services including an international airport.

Attleborough is a market town situated within the Breckland district, 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



"The studio has been used for music by our family for fifty years – for restoring pianos and instruments, as well as for performances, workshops, teaching, and parties."



SERVICES CONNECTED

Mains water, electricity and drainage. Gas central heating.

COUNCIL TAX

Band E.

ENERGY EFFICIENCY RATING

F. Ref:- 2739-3182-2461-1892-2611

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: ///replayed.topping.only

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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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