



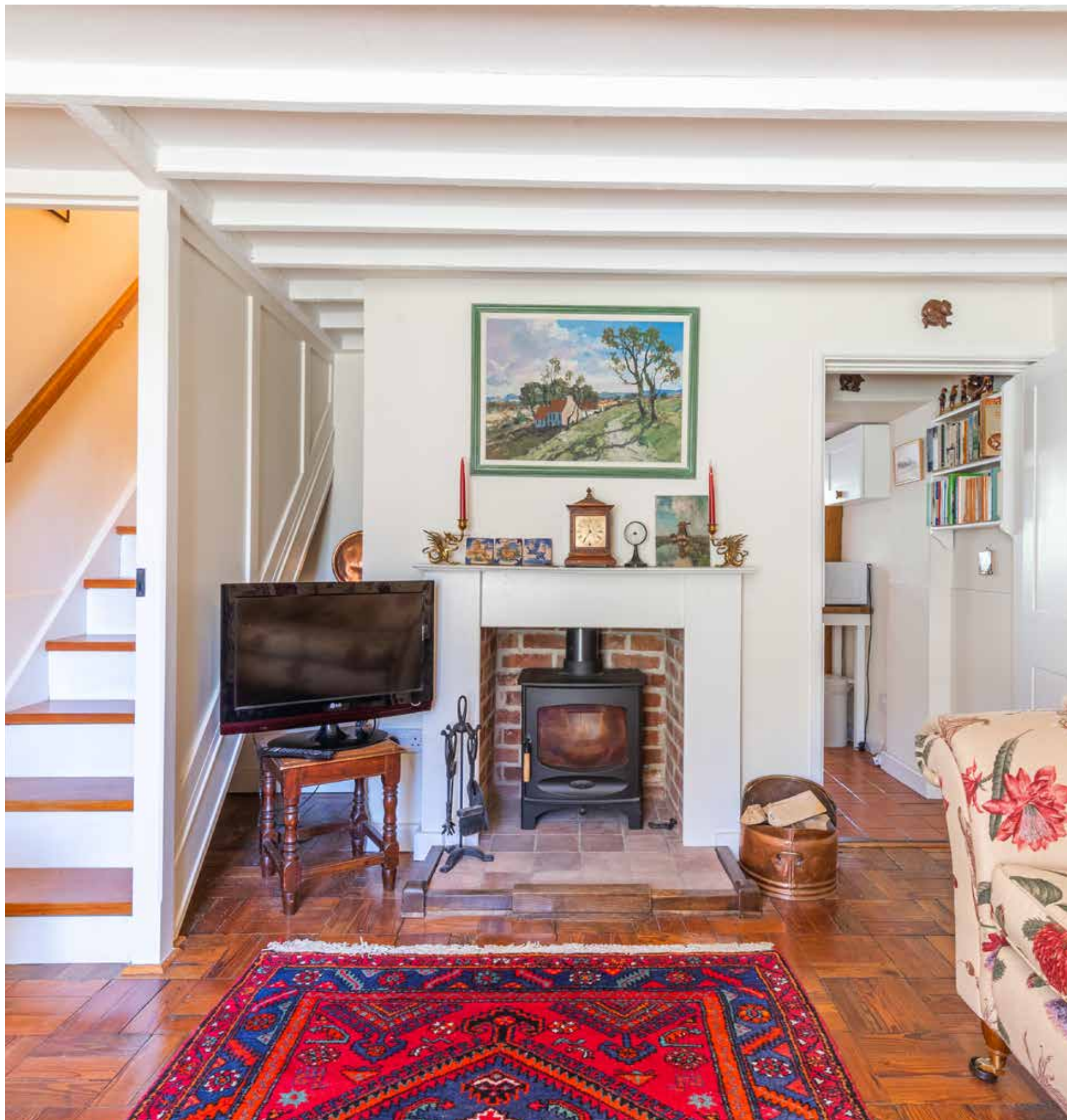
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THE STORY OF  
68 Wells Road

*Hindringham, Norfolk*

SOWERBYS





THE STORY OF

# 68 Wells Road

Hindringham, Norfolk  
NR21 0PL

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Pretty Period Cottage

Sitting Room with Wood Burner Stove

Kitchen

Downstairs Shower Room

Conservatory

Two Double Bedrooms

Enclosed Gardens to Front and Rear

Open Views to Rear

Offered For Sale as Seen

No Upward Chain

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**SOWERBYS FAKENHAM OFFICE**

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This pretty mid-terrace cottage is set back from the Wells Road in the village of Hindringham. Located in a conservation area, this home is only seven miles from the popular coastal town of Wells-next-the-Sea.

The two-bedroom property is a quintessential English country cottage, complete with a gated entrance and a picket fence enclosing the charming front garden.

Our vendors and their family have enjoyed many visits here over the years, and the cottage presents itself beautifully. It's not difficult to imagine the wood burner glowing on cooler days, creating a cosy atmosphere in the sitting room. When the weather warms up, where better to relax than in the conservatory overlooking the enclosed rear garden?

This generous garden has been a true labour of love for the vendors over the years. Along with its summer house, the garden is a wonderful space to enjoy rays of sunshine and while away an afternoon or two.

Now, it's time to find a new custodian to enjoy the property as it stands, with most of its furnishings included in the sale. It could continue as a second home, a holiday let, or a main residence - and is offered for sale with no upward chain.

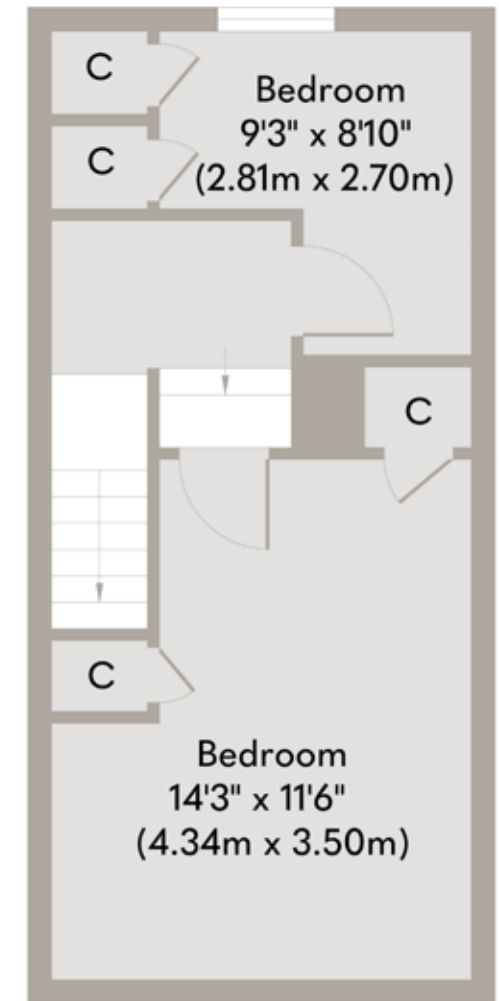








**Ground Floor**  
**Approximate Floor Area**  
**353 sq. ft**  
**(32.78 sq. m)**



**First Floor**  
**Approximate Floor Area**  
**298 sq. ft**  
**(27.68 sq. m)**

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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# Hindringham

A PEACEFUL VILLAGE WITH  
HERITAGE AND COASTAL BEAUTY  
NEARBY

Hindringham is a charming rural village, perfectly positioned near the unspoilt North Norfolk coast. At its heart stands St Martin's Parish Church, a striking 14th-century building set behind a picturesque row of flint cottages. The village also has a welcoming community, with a village hall and a well-regarded primary school.

One of Hindringham's most treasured landmarks is Hindringham Hall, a stunning Tudor moated manor with a distinctive brick and flint exterior. Over the past 30 years, the owners have cultivated its beautiful gardens, which open to the public from April to October. Visitors can explore the tranquil grounds, enjoy the café, and soak in the peaceful surroundings.

Nearby, the famous Thursford Collection showcases steam engines and fairground rides, best known for hosting the UK's largest Christmas Show. The breathtaking North Norfolk coast, with its vast beaches and salt marshes, is also within easy reach.

Hindringham sits between two vibrant market towns: Fakenham, known for its National Hunt Racecourse and excellent amenities, and the elegant Georgian town of Holt. Holt is a thriving hub of independent shops, cafés, and traditional traders, including a butcher, fishmonger, and greengrocer. A local landmark, Bakers and Larners department store has been family-run since 1770, offering everything from fine foods to homewares.

With its peaceful rural charm, rich history, and easy access to both countryside and coast, Hindringham is a truly special place to call home.



*Note from Sowerbys*



“When you're close to a coastal haven like Wells-next-the-Sea - it's easy to enjoy evening walks in a picture-perfect spot.”



## SERVICES CONNECTED

Mains water, electricity, and drainage. Electric heating.

## COUNCIL TAX

Band B.

## ENERGY EFFICIENCY RATING

To be confirmed.

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: ///adding.surpasses.passes

## AGENT'S NOTE

This property is being Sold as Seen.

A list of items to be included in the sale is available from the branch directly.

These particulars and measurements whilst believed to be accurate, are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give representation or warranty in respect of the property.

# 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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