



THE STORY OF

Grove Cottage

Hindringham, Norfolk

SOWERBYS



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Grove Cottage

58 Wells Road, Hindringham,
Norfolk, NR21 0PL

Pretty End Terrace Cottage

Two Reception Rooms

Downstairs Cloakroom

Two Bedrooms

Bathroom to First Floor

Courtyard Garden

Chain Free

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Our favourite spot in the house is the sitting room with its french doors and cosy wood burner during the winter months.

This quintessential English country cottage has been much enjoyed by our vendors for its location, allowing them to explore the North Norfolk coast and Broadland.

The cottage is an ideal additional residence, benefitting from accommodation that provides a utility area and downstairs cloakroom, a galley kitchen and two reception rooms that are currently used as dining and sitting rooms. The sitting room is made cosy by its wood burning stove and the french doors that lead to a small garden is a highlight during summer.

Benefitting from two double bedrooms, the property allows you the space to entertain guests. The two bedrooms are served by the well-equipped first floor bathroom.

The property enjoys a small, gated courtyard offering a private and enclosed outside space - perfect for enjoying peaceful moments outdoors.

Our vendors have cherished both the cottage and its idyllic location, making the most of the birdwatching opportunities and exploring the stunning North Norfolk coastline and the Broads. Now, it's time to pass the keys to new custodians who can enjoy everything this cosy, quiet and conveniently situated home has to offer.

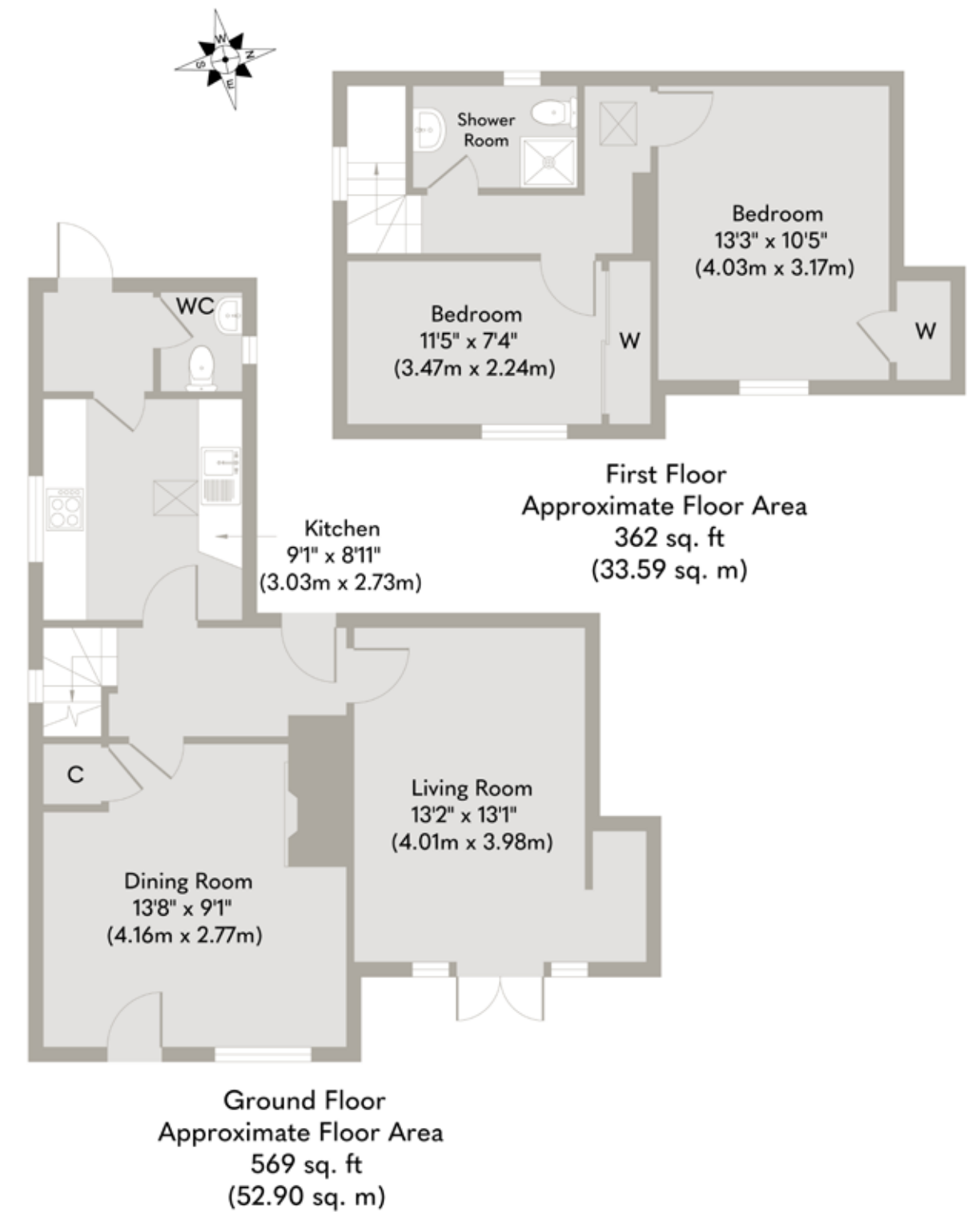
In addition, a cartshed set on a generous plot is available by separate negotiation - presenting further potential for those seeking space or development opportunity.





We would describe our home as cosy, quiet and convenient.





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 the Vendor



Front Elevation

“We have loved this character cottage with its easy access to the Norfolk and Suffolk coastlines.”



SERVICES CONNECTED

Mains electricity, water and drainage. Heating via electrical storage heaters.

COUNCIL TAX

Band C.

ENERGY EFFICIENCY RATING

E. Ref: 0332-3048-2204-2715-8200

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: ///pavilions.weeded.waitress

AGENT'S NOTE

Cartshed and land available by separate negotiation.

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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