



15 Blacksmiths Lane, Hindringham

OIEO £650,000 Freehold

Tucked away in the peaceful village of Hindringham and surrounded by open fields, this beautifully extended five-bedroom detached bungalow offers an exceptional blend of contemporary living and countryside charm. Boasting an impressive A-rated EPC, complete with solar panels for enhanced energy efficiency, the home has been thoughtfully designed to offer both style and sustainability. With generous living spaces, modern finishes, and picturesque views, this property is perfect for families or buyers seeking a spacious, future-proof home in a close-knit community setting.

Location

Situated in the picturesque village of Hindringham, Norfolk, Blacksmiths Lane offers a serene lifestyle amidst rich history and natural beauty. The village is home to the 14th-century St. Martin's Church, renowned for its ancient Norman chest and distinctive architecture. A short stroll away lies Hindringham Hall, a 16th-century moated manor surrounded by award-nominated gardens, open to the public during select times. The community thrives with amenities such as the Hindringham Pavilion, a hub for social events and activities. For families, the village hosts a well-regarded primary school, and the nearby towns of Fakenham, Wells-next-the-Sea, and Holt provide additional shopping, dining, and leisure options. With its blend of historical charm and modern conveniences, Hindringham presents an ideal setting for those seeking a tranquil yet connected lifestyle.



Blacksmiths Lane

Upon entering this inviting abode, the entrance hall sets the tone for the rest of the home. From this central point, one can effortlessly explore the three well-appointed bedrooms, a family bathroom, and the heart of the residence — an open-plan kitchen and family area. Bathed in natural light streaming through a large skylight and sliding doors, this expansive space is tailor-made for family gatherings and intimate moments with loved ones.



The kitchen, an epitome of contemporary design, is equipped with built-in appliances, abundant storage options, a convenient walk-in pantry, and a separate utility room, catering to the demands of modern family living. Adjacent to the kitchen, the family area offers generous room for daily relaxation and social engagements. The family room, seamlessly connected to the dual-aspect lounge, creates a harmonious flow throughout the living spaces. Moreover, a study, reachable from the family room, provides a versatile workspace ideal for remote work arrangements.

The principle bedroom stands out with its array of built-in wardrobes and an en suite shower room, while the remaining two bedrooms share the family bathroom at the opposite end of the entrance hall. Externally, the property impresses with ample off-road parking, leading to a double carport and garage/workshop area, effortlessly connecting to the study for additional convenience.

The rear garden, a blend of lawn and patio, provides a serene space for al fresco dining and leisure while overlooking the scenic vistas of the adjoining fields. A separate workshop building enhances the property's appeal, offering space for hobbies or storage needs.

Agents Notes

We understand this property will be sold freehold, connected to mains water, electricity and drainage.

Council Tax band: D

Tenure: Freehold

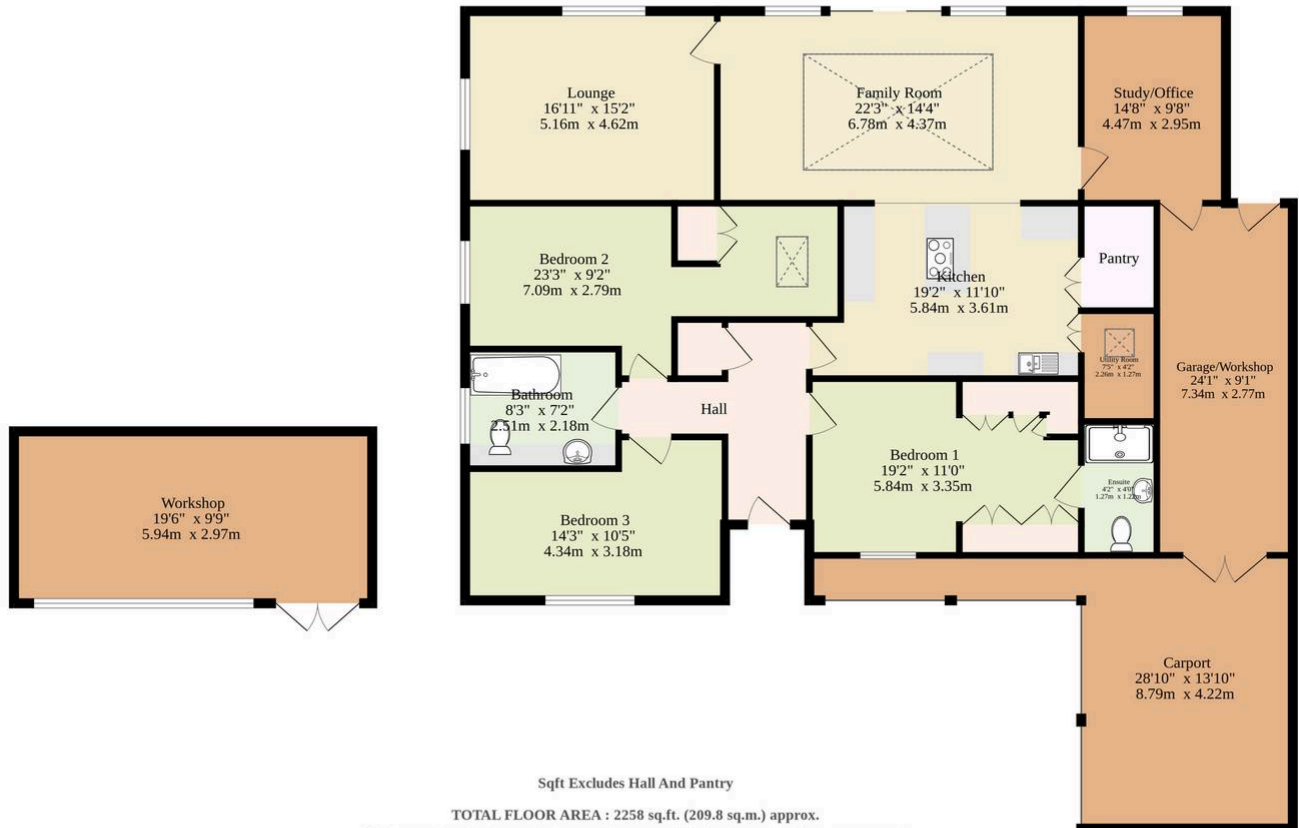
EPC Energy Efficiency Rating: A

EPC Environmental Impact Rating: B



Outbuilding
194 sq.ft. (18.0 sq.m.) approx.

Ground Floor
2064 sq.ft. (191.8 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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