

ST GEORGES

Hoecroft Homes



THE STORY OF

St Georges

Church Farm Barns, Church Lane, Hindolveston,
NR20 5BT



A Unique Lifestyle Opportunity

Contemporary Four Bedroom Barn Conversion

High Quality Fixtures and Fittings

Perfect Open-Plan Living Space, Ideal for Socializing

A Grand Design Home - An Amazing Piece of Architecture

Idyllic Location

Driveway with Ample Parking

Beautiful Vistas

Over 3000 sq.ft.

Option to Purchase Amenity Land



SOWERBYS HOLT OFFICE

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“St Georges is a magnificent, contemporary barn conversion that seamlessly merges with its natural surroundings.”

Situated within a beautiful traditional English country style estate setting, St Georges is a magnificent, contemporary barn conversion that seamlessly merges with its natural surroundings. Enjoy thoughtfully designed vistas throughout the home, as well as features such as glass balustrades and an elegant connecting bridge landing – creating the theatrical experience when moving from one space to another.

St Georges is a grand design perfectly complementing its impressive natural surroundings. Whether basking in the pleasures of summer or cosy winter evenings by the central fireplace, this beautiful home offers a tranquil haven all year round, whilst feeding an appetite to live within a piece of Art & Architecture.





Church Farm Barns, by Hoecroft Homes, is like stepping onto a sprawling country estate, an experience reminiscent of the grandeur and charm you'd find driving up to a stately home.

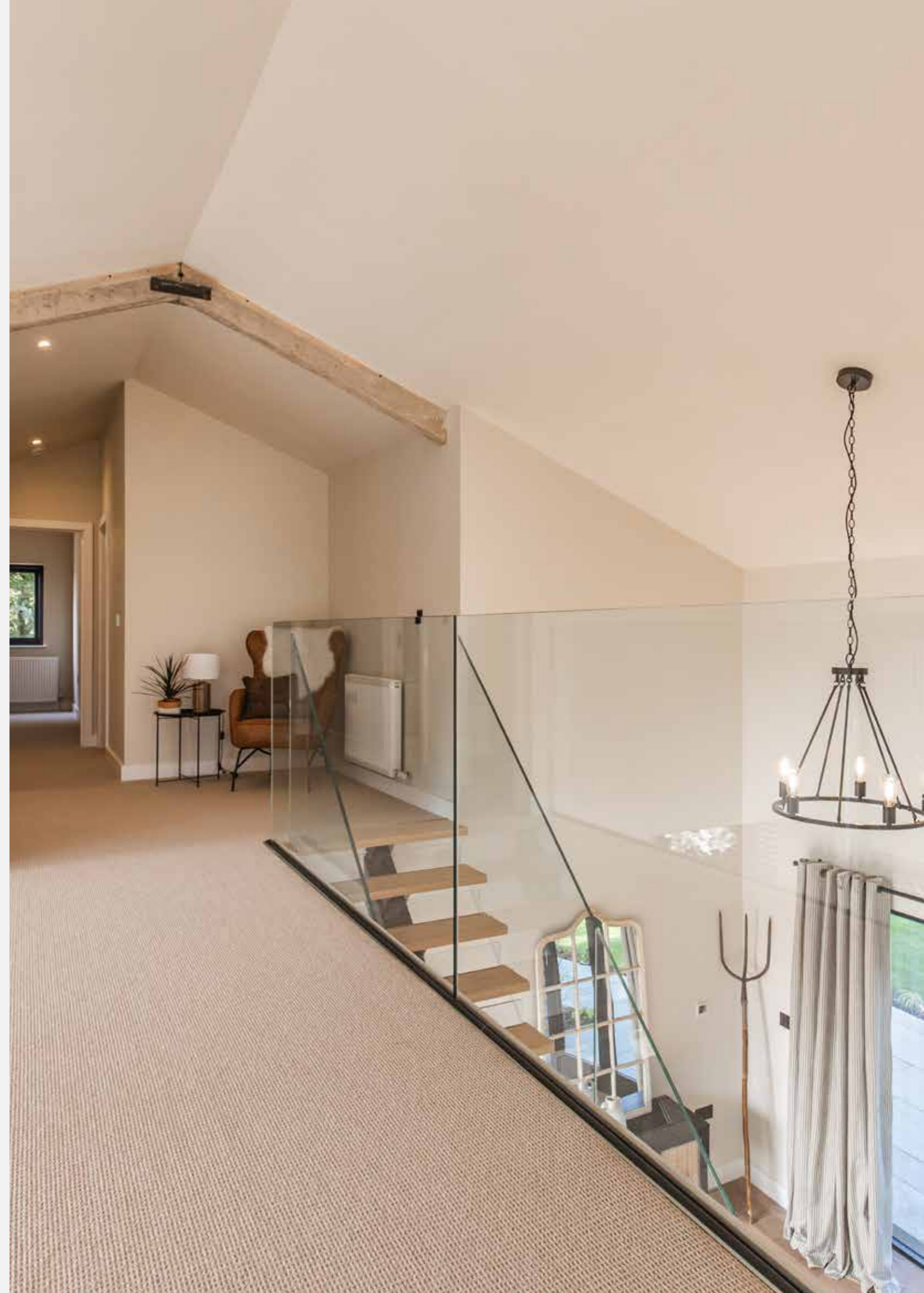
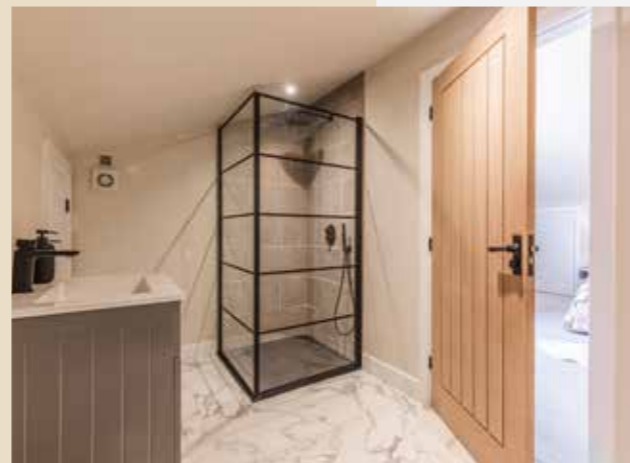
On the edge of the village of Hindolveston, the site expands over 4 acres. Prepare to be captivated by incredible vistas that promise a front-row seat to nature's ever-changing seasons and dramatic sunsets.

As dedicated developers, Hoecroft Homes are driven by a genuine passion for their surroundings.

Church Farm Barns is a world where luxury meets purpose and where every square foot is meticulously designed to harmonise with your lifestyle.



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A Bespoke Quality

Attention to detail can be discovered throughout with locally sourced quality fixtures and fittings.

General

- Underfloor heating on the ground floor and traditional radiators on the first floor, powered by an air source heat pump and controlled by digital thermostats.
- Premium light switches and electrical sockets.
- Private Marsh sewage treatment plant.
- Locally made hardwood external timber doors and windows.
- St Georges will benefit from a Professional Consultant's Certificate (also known as an Architects Certificate or CML Certificate) which is a Professional Indemnity Insurance backed structural guarantee.

Kitchen

- Kahrs engineered oak flooring.
- Double farmhouse sink.
- Quality Norfolk handmade units, incorporating quartz worktops and appliances including an American style fridge/freezer, Smeg cooking range and dishwasher.

Utility Area

- Quality Norfolk handmade units and quartz worktops.
- Kahrs engineered oak flooring.

Living Room

- Di Luso wood-burner.
- Kahrs engineered oak flooring.

Bedrooms

- Fully carpeted.

Bathrooms and En-Suites

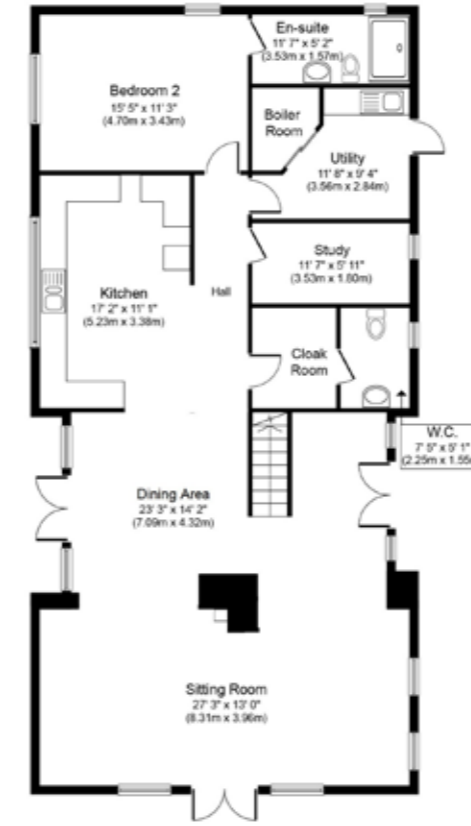
- All bathrooms and en-suites are fitted with quality black fixtures and fittings.

Outside

- Driveways will be gravelled and gardens landscaped with a mix of grassed areas and planted garden.
- Traditional stone paving will be provided to provide pathways and patio areas.
- Gardens and boundaries will be finished with estate style metal fencing and woven steel fencing.
- Outside tap.



“St Georges is a grand design perfectly complementing its impressive natural surroundings.”



Ground Floor
 Approximate Floor Area
 1,489 sq. ft.
 (138.3 sq. m.)



First Floor
 Approximate Floor Area
 1,612 sq. ft.
 (149.7 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.

ALL THE REASONS



Hindolveston

IN NORFOLK
IS THE PLACE TO CALL HOME



A small friendly village in the heart of Norfolk with a close knit community. The church of St George the Martyr was built in 1932 after the original church fell down in 1892. The ruins of the old church can still be seen in the churchyard, which is located just outside the village. The Recreational Ground offers a large open space for general sports such as football or cricket, a children's play area and The Millenium Pavilion, which opened in the year 2000 and frequently hosts the Parish Council and is also available for private hire.

Hindolveston is ideally situated between three popular market towns; Holt, Fakenham and Dereham. A strong sense of community thrives among the proud residents and local businesses of Holt, and many of the latter champion the local 'Love Holt' initiative which waves the flag for the independent

shops that add vibrancy to the Georgian town centre. Throughout the year, there are plenty of local events including a summer Holt Festival and 1940s Weekend, which takes over the town and 'Poppy Line' heritage railway that runs between here and Sheringham.

With a traditional butcher, fishmonger and greengrocer, the town even has its own department store and food hall, Bakers and Larners, a local landmark which has been run by the same family since 1770.

Life moves at a leisurely pace in Holt, and there are plenty of places to idle over a coffee or bite to eat. Believed to be the oldest house in town, Byfords deli and café is a central landmark and fabulous place to stop and watch the world go by. There's no need to hurry home – relax and enjoy country life! On the edge of town is the eponymous Gresham's school. And, should you need to spread your wings a little wider, head to the heathland of Holt Country Park or Spout Hills and reconnect with nature.



SERVICES CONNECTED

Mains electricity and water connected, air source heat pump to underfloor heating and drainage to sewage treatment plant. Full, direct fibre connected.

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: ///swarm.supper.masterful

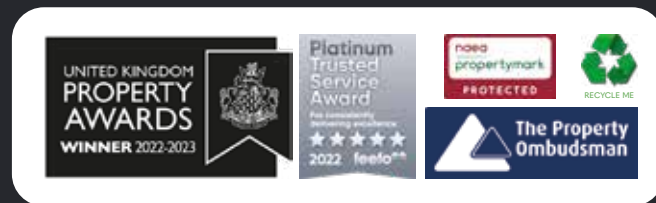
AGENT'S NOTE

There is a plot of amenity land available separately.
No commercial use permitted.

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