

NORTON MOOR HOUSE

Hoecroft Homes



THE STORY OF

Norton Moor House

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



Breathtaking Panoramic Field Views

Large South Facing Wrap Around Plot

Ample Parking and Cart Lodge

High Quality Kitchen

Four Double Bedrooms and Impressive Principal Suite

Circa 900 sq.ft. Bright Open-Plan Living Space

Underfloor Heating Throughout and Wood-Burner

Estate Like Main Entrance

Quintessential North Norfolk Lifestyle Opportunity

Option to Purchase Amenity Land



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“Norton Moor House invites you to enjoy the comforts of a newly converted barn whilst enjoying a relationship with the wider landscape.”

Resting naturally within its rural surroundings, Norton Moor House invites you to enjoy the comforts of a newly converted barn whilst enjoying a relationship with the wider landscape. Breathtaking views are perfectly framed by large openings in the impressive open-plan living area.

With meticulous attention to detail, expressive yet calming interiors, luxury awaits at Norton Moor House.

A home for entertaining, whether it be a balmy summers evening sat outside in the large private garden or huddled around the log burner on a winter’s afternoon. With ample accommodation for family and friends to stay, this home offers true versatility, treating all that dwell in it to enjoy a slice of north Norfolk countryside.





A Bespoke Quality

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

General

- Underfloor heating throughout, powered by air source heat pump and controlled by digital thermostats.
- Premium light switches and electrical sockets.
- Private GRAF sewage treatment plant.
- Timber internal doors.
- Aluminium external doors and windows.
- Norton Moor House 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.
- Quality kitchen, incorporating quartz worktops and appliances including an American style fridge/freezer, Smeg cooking range and dishwasher (to be confirmed).

Utility Area

- Quality units and quartz worktops (to

be confirmed).

- Kahrs engineered oak flooring.

Living Room

- 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.
- Stylish heated towel rails.

Outside

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





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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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.



Amenity Land available separately.

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: ///emulated.steaming.mixes

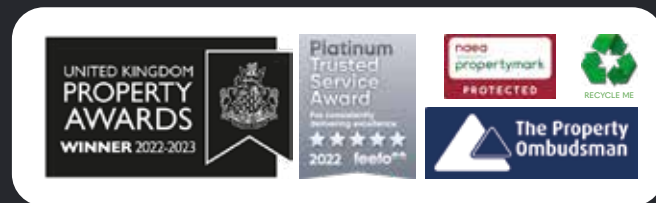
AGENT'S NOTE

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

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