



THE STORY OF  
**The Old Chequers**  
*Hindolveston, Norfolk*

SOWERBYS





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THE STORY OF

# The Old Chequers

The Street, Hindolveston,  
Norfolk, NR20 5DD

Substantial Period Residence

Three Formal Receptions and Six Bedrooms

Elegant and Stylish Interiors

2,500sq ft. of Versatile Accommodation

23' Kitchen/Breakfast Room

Wealth of Period Features

New Windows and Doors

Upgraded Heating System

Beautifully Landscaped Gardens

Idyllic Village Setting

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“We’ve brought back the character, and it’s now a warm and welcoming home...”

A distinguished, period home lovingly created by the present owners. The Old Chequers in Hindolveston is a wonderfully individual home crafted with great flair and attention to detail, within the ornate structure of an old coaching inn.

Dating back to 1794, this handsome building served the village community as a public house and coaching inn for over 150 years until the 1950s when it became a private dwelling.

Extensively renovated in 2015 and

thereafter bought by the present owners, who have meticulously enhanced the property to create a refined home that showcases their effortless and commendable skill for interior design.

Elegant and stylish interiors perfectly complement the property’s timeless period charm, whilst newly installed windows and doors throughout and a modern heating system provide comfort, subtle modernity and efficiency. Open fireplaces, exposed beams and a fine selection of rustic flooring types offer a window into the home’s history.











Set over two floors, the expansive and highly versatile accommodation extends to around 2,500sq. ft. of habitable space and the highlights include a spacious reception hall, three formal receptions, a 23' kitchen/breakfast room and no less than six double bedrooms over the first floor.

Supporting the accommodation is an all-important utility room, a sumptuous ground floor shower room and WC plus a sumptuous family-sized bathroom on the first floor.

All three of the formal receptions and the four principal bedrooms enjoy uninterrupted views over open countryside to the south, which provides a gloriously rural feel.





The quality and refinement extends out into the gardens, which have been beautifully established to create a wonderful environment and very appealing immediate surroundings.

To the front of the house, an enclosed garden features shaped, paved terraces linked to shaped lawns by walkways, and peppered with colourful flowering beds. On the south elevation of the house is a private driveway with off-street parking and double gates which lead through to an enclosed hardstanding to provide secure parking and storage options.

The rear garden is a real delight with block paved sun terraces looking out over shaped lawns and well-stocked shrub and flowering beds. To one side there are established, raised vegetable and herb beds, and a garden store/workshop supports the garden.

A quality, timber framed garden studio/summer house features power and lighting and provides a highly versatile space within the garden.

The Old Chequers commands a delightful village position in the heart of Hindolveston. A highly sociable and active village, Hindolveston enjoys a strong community with regular village events including cinema nights, craft clubs and an excellent farm shop.







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 village hall is a hive of activity, hosting many clubs and crafts, as well as

bowls and a Friday night bar. Cinema nights are held through the winter months, and there's also a farm shop within 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. The church of St George the Martyr was built in 1932 after the original church fell down in 1892.

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, Holt 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.



Note from the Vendor



Aerial view of The Old Chequers and surrounding area

“We’ve never lived in such a friendly village before, and there are so many beautiful walks from the door.”

THE VENDOR



## SERVICES CONNECTED

Mains electricity, water and drainage. Oil fired central heating.

## COUNCIL TAX

Band E.

## 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: ///vibrate.lakeside.desire

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