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THE STORY OF

# Harvest Cottage

*Hindringham, Norfolk*

SOWERBYS





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# Harvest Cottage

Hindringham, Norfolk  
NR21 0PR

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Offered Chain Free

Semi Detached Cottage

Ancillary Accommodation

Period Features

3/4 Bedrooms

Beautiful Kitchen/Dining Room

Inglenook Fireplace

Low Maintenance Garden

Field Views

Village Location

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**SOWERBYS HOLT OFFICE**

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Ideal for family gatherings and entertaining friends, the cottage has been beautifully renovated to retain its period features while providing a modern and comfortable living space.

Step inside and discover a welcoming boot room, perfect for storing outdoor gear, which leads to a convenient downstairs WC. The heart of the home is the delightful kitchen/dining room, featuring a stunning vaulted ceiling and offering lovely views over the garden—truly the perfect spot for enjoying family meals. The spacious lounge is a real highlight, with an impressive inglenook fireplace that serves as the focal point of the room. French doors lead out to the garden, bringing the outdoors in and making this a perfect space for relaxing or entertaining.

On the ground floor, you'll find a comfortable double bedroom, while two further bedrooms are located upstairs, along with a well-appointed family bathroom.

In addition to the main house, the property also boasts a converted outbuilding, which provides a quirky, self-contained guest suite complete with a bedroom and shower room—ideal for visitors who appreciate a little extra privacy.

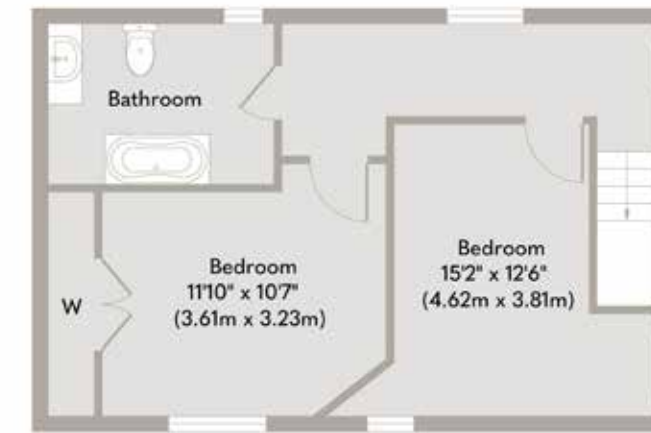
Outside, the generous garden is a spacious retreat, surrounded by fields and offering beautiful countryside views. The peaceful setting, coupled with the property's idyllic location within the village, provides the perfect escape from the hustle and bustle of daily life.

Harvest Cottage offers a unique blend of character, comfort, and charm, making it the perfect rural retreat.









First Floor  
Approximate Floor Area  
444 sq. ft  
(41.25 sq. m)



Ground Floor  
Approximate Floor Area  
849 sq. ft  
(78.88 sq. m)

Annexe  
Approximate Floor Area  
94 sq. ft  
(8.76 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.

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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 Sowerbys



Boot Room

“The cottage has been beautifully renovated to retain its period features while providing a modern and comfortable living space.”



## SERVICES CONNECTED

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

## COUNCIL TAX

Band D.

## ENERGY EFFICIENCY RATING

D. Ref: 2400-8797-0422-8696-5873

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: ///hedge.storyline.sparrows

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# 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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