



THE STORY OF

Bay Tree House

Hindolveston, Norfolk

SOWERBYS



THE STORY OF

Bay Tree House

The Street, Hindolveston, Norfolk
NR20 5AS

Detached House

Field Views

No Onward Chain

Spacious Accommodation

Integral Garage

Log Burner

Utility Room

Peaceful Location

Loft Bedroom

Versatile Family Home

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With delightful gardens to both the front and rear, Bay Tree House is perfect for enjoying the outdoors, along with ample parking space and an integral garage for convenience. The rear of the property enjoys stunning field views, providing a serene backdrop to daily life.

Inside, the house is exceptionally bright and spacious, with all rooms offering a generous size. The lounge is a dual-aspect room, flooded with natural light, and features a cosy log burner, creating a perfect setting for relaxation. The sociable kitchen and breakfast room are ideal for family gatherings, while the separate dining room offers a more formal space for meals and entertaining.

The entrance hall is a standout feature with its impressive, vaulted ceiling, setting the tone for the rest of the home. The loft room provides a versatile space, currently used as the fourth bedroom, offering flexibility for growing families or those in need of extra space.

Offered for sale with no onward chain, this home is ready to be enjoyed by its new owners. Bay Tree House offers a wonderful opportunity to embrace village life in a home that is both spacious and inviting.





Second Floor
Approximate Floor Area
247 sq. ft
(22.91 sq. m)



Ground Floor
Approximate Floor Area
1078 sq. ft
(100.15 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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Hindolveston

A STRONG SENSE OF COMMUNITY
AND A FINE MARKET TOWN

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.



Note from the Vendor



"We've loved the rural setting, and the lovely views to the rear..."



SERVICES CONNECTED

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

COUNCIL TAX

Band F.

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: ///worms.belly.huts

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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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