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THE STORY OF
High House
Hindolveston, Norfolk

SOWERBYS



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High House

Hindolveston, Norfolk
NR20 5DQ

Idyllic Rural Location With No Near Neighbours

Family Home of 40 Years

Four Bedrooms, Including
Principal With En-Suite

Four Reception Rooms Plus a
Light-Filled Garden Room

Large Garage and Ample Off-Street Parking

South-Facing Mature Gardens with Patio,
Summerhouse and Greenhouse

Oil-Fired Central Heating and
UPVC Double Glazing

Only 4 Miles From Holt; 11 Miles
to the Coast at Blakeney

Peaceful Unadopted Lane Location,
a True Countryside Escape

SOWERBYS HOLT OFFICE

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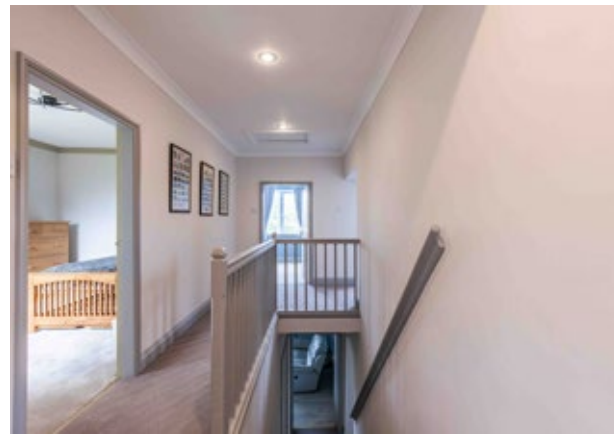




Tucked away at the end of an unadopted road, High House is a hidden gem cradled in the wild embrace of Norfolk's rolling farmland and peaceful woodland - without a neighbour in sight. Hindolveston itself is a charming, quiet village, and just a few minutes' drive brings you to Briston and Melton Constable, where you'll find shops, a bakery, butchers and more. For a broader spread of delights, the Georgian town of Holt is a mere four miles away, brimming with independent stores, cafes and the renowned Gresham's School. And when you crave salty air and seabirds, the North Norfolk coast - with Cley, Blakeney and Morston - is tantalisingly close, just 11 miles to the north.

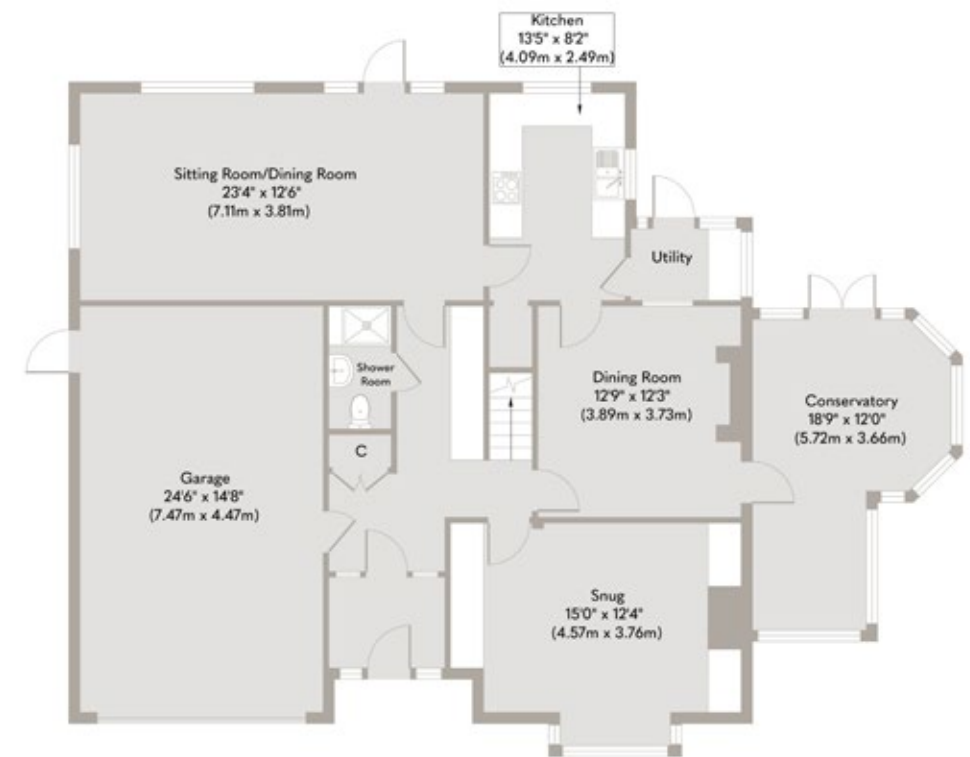
Inside, High House surprises and seduces in equal measure. Originally a gamekeeper's cottage, it has been lovingly expanded to form a truly generous family home. You're greeted by a welcoming entrance hall, leading to a suite of elegant yet relaxed reception spaces including a drawing room, formal dining room, and a luminous garden room perfect for lazy mornings with a coffee. The kitchen, fitted with warm oak cabinetry, is made for cooking with company. Upstairs, four well-proportioned bedrooms await, the principal boasting an en-suite retreat with both bath and shower. Every room whispers comfort, and every corner tells a story of care and calm.

Step outside and the sense of escape continues. The house is encircled by mature gardens - sunny, south-facing and beautifully planted. There's a patio for summer dining, a summerhouse for quiet reading, and even a greenhouse for those with green fingers. Practicalities are covered with a large 24 ft garage, off-street parking, and a modern oil-fired boiler tucked discreetly away. All in all, High House is a secluded sanctuary - quiet, capacious and irresistibly charming. It's not just a house; it's a home at the edge of the wild.



The thing we have loved most about living here is the peace and quiet due to no close neighbours.





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



"My favourite spot in the house is in the back lounge, viewing fruit trees, wild flowers and watching barn owls."



SERVICES CONNECTED

Mains electricity and water. Drainage to Sewage Treatment Plant. Oil fired central heating.

COUNCIL TAX

Band C.

ENERGY EFFICIENCY RATING

D. Ref: 0380-2827-3360-2604-6875

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: ///palace.scanner.winds

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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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