



THE STORY OF

Home Farmhouse

Hindringham, Norfolk

SOWERBYS



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NR21 0PS

Stunning Grade II Listed
17th-Century Farmhouse with Original Features

Five Spacious Bedrooms and Three Bathrooms

Beautiful Drawing Room with Inglenook
Fireplace and Built-In Bookcases

Traditional Farmhouse Kitchen with AGA

Separate Studio with Potential
for Annexe Conversion

Elegant Orangery, Workshop, Garages,
and Open-Fronted Cart Shed

Expansive Threshing Barn with
Development Potential

Three Acre Plot (STMS) including
Orchard and Wildflower Meadow

Private Tennis Court and Mediterranean-
Inspired Courtyard

Prime Location near Holt, North Norfolk
Coast, and Norwich Airport

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Steeped in history and brimming with character, Home Farmhouse is a magnificent Grade II listed residence dating back to the 17th century. Seamlessly blending period charm with modern-day luxury, this substantial home offers an exquisite country lifestyle in the heart of North Norfolk.

From the moment you step inside, the warmth of Home Farmhouse envelops you. Thoughtfully arranged over three floors, the property boasts an abundance of original features including high ceilings, exposed beams, charming fireplaces, and stunning pamment flooring. The heart of the home is the drawing room, featuring a captivating inglenook fireplace, built-in bookcases, and a delightful, raised seating nook - perfect for quiet moments with a book.



The spacious farmhouse kitchen exudes rustic charm, with an AGA stove at its core and a stable door leading directly to a sun-drenched west-facing terrace. The adjacent dining room, complete with french doors and working shutters, invites both intimate dinners and grand gatherings. A beautifully styled studio, featuring a butler's sink, wood-burning stove, and its own WC, offers the potential for conversion into an annexe, seamlessly connecting to the orangery and storerooms that frame the Mediterranean-inspired courtyard.

With five well-proportioned bedrooms and three elegant bathrooms, the home offers both space and sanctuary. The principal suite boasts an en-suite bathroom, a dressing room, and picturesque views over the rolling gardens. The generous first-floor landing is an inviting space, doubling as an office or reading retreat.





Complementing the main residence, Home Farmhouse offers a superb collection of historic and functional outbuildings, each full of potential. The light-filled orangery provides a tranquil retreat with views over the courtyard. The workshop, garages, and open-fronted cart shed provide generous practical space, while the expansive threshing barn – previously granted planning permission for conversion – presents a rare opportunity for further development. A charming artist's studio with a woodburner adds creative appeal, and additional storerooms offer versatility, making the property ideal for collectors, creatives, or those seeking supplementary living or working space.

Set within approximately three acres (STMS) of beautifully landscaped gardens, Home Farmhouse is a haven of peace and natural beauty. Lovingly developed over 30 years, the grounds include a productive orchard, a kitchen garden with raised beds, herbaceous borders, a wildflower meadow, and meandering woodland walks. The entire garden was featured in The English Garden Magazine, with the herb garden taking pride of place on the cover, reflecting the exceptional quality and design throughout. The distinctive 'white' courtyard evokes a Mediterranean feel, while the property's inclusion in the National Garden Scheme further highlights the care invested in these remarkable grounds. A private tennis court completes the outdoor offering.

From its rich heritage and elegant gardens to its luxurious living spaces, Home Farmhouse is a truly rare offering - inviting a lifestyle of comfort, creativity, and connection with nature in one of Norfolk's most desirable settings.

Located on the northern edge of Hindringham, the property enjoys a prime position just six miles from the desirable market town of Holt. Known for its independent shops, cafes, galleries, and Gresham's School, Holt is a thriving hub for daily life. The stunning North Norfolk coastline is within easy reach, while Norwich Airport is just 28 miles away, offering convenient domestic and international connections.





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



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SERVICES CONNECTED

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

COUNCIL TAX

Band G.

ENERGY EFFICIENCY RATING

An Energy Performance Certificate is not required for this property due to it being Grade II listed.

TENURE

Freehold.

LOCATION

What3words: ///helm.alleyway.crass

These particulars and measurements whilst believed to be accurate, are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give representation or warranty in respect of the property.

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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