



South Street, Hockwold, Thetford, IP26 4JG

welcome to

South Street, Hockwold, Thetford

An extremely unique opportunity to purchase not one, but two, barns in a hugely sought after Norfolk village! With one offering modern, open-plan living on one level and the other offering split-level, characterful accommodation with an array of original features, viewing is absolutely essential!

Summary

Hockwold is an extremely sought after Norfolk village and has a number of amenities right on the doorstep, including a primary school, a reputable pub, a village shop and a Post Office all whilst being just a short drive away from the market town of Brandon and it's range of further amenities, including further primary and secondary schools, two supermarkets and a train line with links to both Cambridge and Norwich.

Tucked away in this sleepy village, lies two barns that are now available to purchase! Sitting back from an already quiet road, you turn off and are immediately greeted by a pretty front garden with an array of shrubs and trees and a gravelled parking area. To the left, lies a chalk barn that is instantly pleasing to the eye. Inside, a range of original, characterful features greet you and, offering two reception rooms, one with a cosy woodburner and the other with an open fire, kitchen, ground floor bathroom and two double bedrooms, there is great space too!

To the right, a more modern barn sits prominently and offers open-plan living space, conveniently set across one level, whilst still retaining the feel of an original barn throughout. Here, you'll find a gorgeous, spacious living space, with plenty of windows letting natural light flow freely, a kitchen, spacious shower room with a lovely double shower cubicle and double bedroom.

The space on offer here is completely flexible and can easily lend itself to many uses!

"The New Barn"

The Accommodation

Entrance door to:

Entrance Hall

With door and window to rear and built in airing cupboard.

Sitting Room

12' 8" x 28' 5" max. (3.86m x 8.66m max.)

With two skylights, window to front and door to side.

Kitchen

13' 10" x 6' 5" (4.22m x 1.96m)

With a range of wall and base units with worktop over, sink unit with mixer tap over, electric hob and wall mounted boiler.

Bedroom One

12' 8" x 12' 4" max. (3.86m x 3.76m max.)

With window to rear.

Shower Room

With W.C, wash hand basin, bidet, shower cubicle with shower attachment over, tiled flooring and skylight.

Garage

9' 10" x 14' 1" (3.00m x 4.29m)

With power and light connected.





"The Old Barn"

The Accommodation

Entrance door to:

Entrance Hall

With door to front, stairs to first floor landing, under stairs storage cupboard, stone flooring and radiator.

Ground Floor Bathroom

With W.C, wash hand basin with mixer tap over, panelled bath with electric shower attachment and mixer tap over, stone flooring, window to side and radiator.

Sitting Room

26' 8" max. x 14' 9" max. (8.13m max. x 4.50m max.)
With vaulted ceiling, beams, woodburner, stone flooring, two windows to front, door to rear and two radiators.

Kitchen

5' 1" x 11' 11" (1.55m x 3.63m)
With a range of base units with worktop over, sink unit with mixer tap over, space and plumbing for washing machine, space and plumbing for dishwasher, electric hob, space for fridge/freezer, stone flooring, window to side and radiator.

Snug

15' max. x 10' 9" max. (4.57m max. x 3.28m max.)
With open fireplace, stone flooring, window to rear and door to Hallway.

First Floor Landing

With window to front.

Bedroom One

10' 11" max. x 15' 3" max. (3.33m max. x 4.65m max.)
With wooden flooring, beams to ceiling, window to rear and two radiators.

Bedroom Two

9' 1" x 11' 1" (2.77m x 3.38m)
With wooden flooring, window to rear, door to outside steps and radiator.



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welcome to

South Street, Hockwold, Thetford

- Two Characterful Barns in a Sought After Village
- One Modern, Open-Plan Barn and One Retaining Many Characterful Features
- A Total of Three Reception Rooms, Three Bedrooms and Two Bathrooms
- Great Holiday Let or Multi Generational Living Potential
- Chain Free Sale!

Tenure: Freehold EPC Rating: Awaited

guide price

£300,000



Ground Floor (Old Barn)

First Floor
(Old Barn)

New Barn

This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

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Property Ref:
BRD109948 - 0001

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 william h brown



01842 811058



Brandon@williamhbrown.co.uk



18-20 High Street, BRANDON, Suffolk, IP27 0AQ



williamhbrown.co.uk

