



PORTFOLIO
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Dereham Road, Hingham, Norwich, NR9 4HU

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Step inside this extended grade II listed character cottage, well-positioned within the sought-after village of Hingham. The grand home benefits from a kitchen/breakfast room, 4 double bedrooms, 3 reception rooms, 2 cloakrooms, 3 bathrooms, garage/workshop area and a peaceful tranquil garden space.



Brief Description

The accommodation is spread over two floors with the ground floor comprising entrance hall, sitting room, formal dining room/ground floor bedroom, kitchen/breakfast room benefiting from an AGA, garden room, laundry room and formal reception room including fireplace, the ground floor further benefits from two washrooms. To the first floor there is four generous double bedrooms two of which offers en-suites and a family bathroom. To the outside of the property there is a well landscaped fully enclosed garden space which benefits from a pergola with patio seating area perfect for al-fresco dining and entertainment. There is a variety of mature shrubbery and trees throughout the garden and offers a private and tranquil setting for the cottage. To the rear of the garden there is a garage/workshop area which offers perfect storage space or potential to convert into a studio.

Stand Out Features

Character features throughout including original beams and fireplaces in the reception rooms and bedrooms. The most fantastic enclosed garden space offering private seating area perfect for al-fresco dining and entertaining. The property offers the potential and ability to suit prospective purchasers for multi-generational living due to



the cottage being two previously, the space throughout offers this potential.

Immaculate Garden Space

The garden area is the most fantastic place to relax due to it being a peaceful and tranquil setting for all prospective purchasers, the garden offers ample shrubbery, trees and flower beds with a pergola and patio seating area which gives an entertaining space.

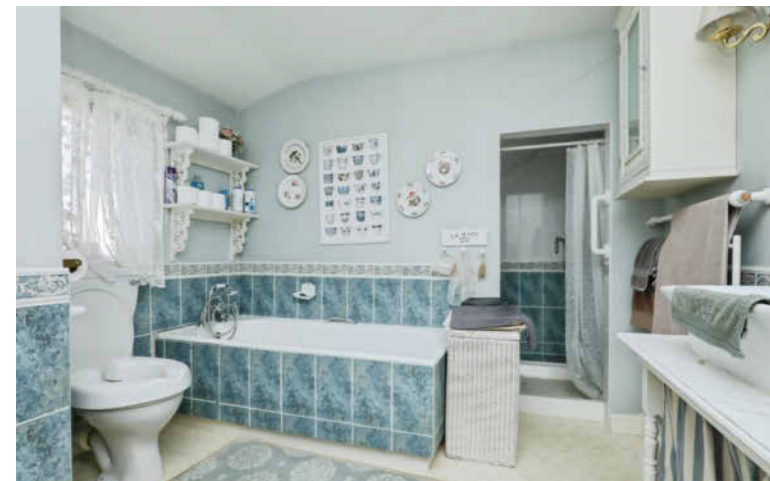
Garage/Workshop Area

The garage/workshop area is a very generous size and offers the most perfect space for storage, covered parking

or to use as a studio with a first floor above.

Location

The popular market town of Hingham is located approximately 11 miles from Dereham and approximately 17 miles from the City of Norwich. Boasting a village green, pharmacy, hairdressing salon, newsagents, tea room, public house and restaurant, garage and a village hall with playing field.







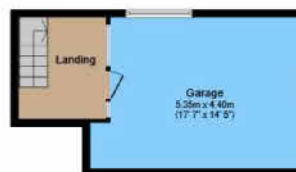
Ground Floor



First Floor



Garage Ground Floor



Garage First Floor

Total floor area 311.2 m² (3,349 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

welcome to

Dereham Road, Hingham, NR9 4HU

Situated in the desirable Norfolk village of Hingham is this substantial and characterful four bedroom Grade II cottage. The property was once two cottages and offers ample space throughout along with keeping its character features throughout including fireplaces and beams throughout.

Guide Price

£575,000 - £600,000

- Extensive Grade II listed Cottage
- Adaptable living offering four double bedrooms
- Private leveled garden space and off-road parking
- Popular and historic village setting, close to amenities

EPC Rating: Exempt

Council Tax Band: E

Tenure: Freehold

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To find out more information or to arrange a viewing call

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