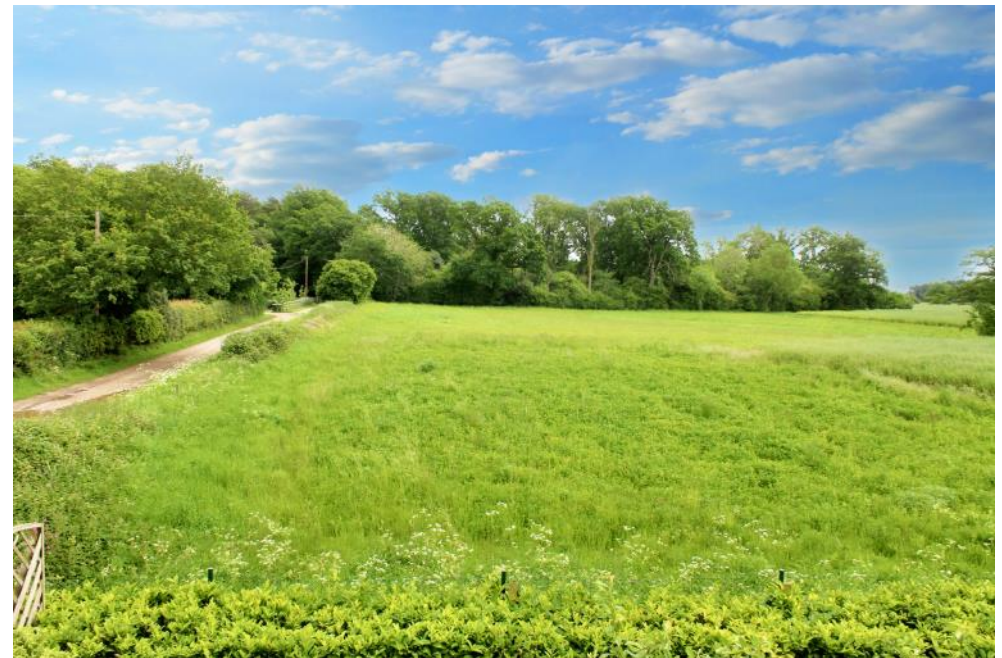




High House, Hindolveston

Independent Estate Agents

Pointens





## High House, The Dyes, Hindolveston, Norfolk NR20 5DQ

Norwich 26 miles, Blakeney 11 miles

Holt 4 miles

Former gamekeepers cottage situated in an idyllic rural location surrounded by open farmland and woodland with no near neighbours. High House offers 4 reception rooms and 4 bedrooms (master en-suite). Outside there is off street parking a large garage and a well tended south facing rear garden.

**GUIDE PRICE £599,950**



## The Property

The property offered for sale is a detached former gamekeepers cottage idyllically located one third of a mile down an unadopted road, High House, The Dyes, is totally submerged deep in the North Norfolk countryside and is surrounded by a mixture of farmland and woodland and has no near neighbours. Extended and improved by the current owners over recent years, the property now offers a spacious detached family sized house with accommodation briefly comprising an entrance porch, entrance hall, a 23' sitting/dining room, a drawing room, dining room, garden room, a well fitted out kitchen, a rear porch and a cloakroom. On the first floor, a landing leads to four good size bedrooms (with master en suite) and a family bathroom. The property enjoys the benefit of oil fired central heating throughout and replacement UPVC sealed unit windows and doors. Outside, there is ample off street parking and a large 24' garage together with delightful gardens surrounding the house on all four sides. This property is being sold with no onward chain.

## Location

The village of Hindolveston is in the heart of beautiful North Norfolk countryside. Around two miles away are the villages of Melton Constable and Briston offering an extensive range of amenities to include village shops, a bakery, butchers, a garage and a primary school. Around four miles away is the market town of Holt. Holt has an extensive range of shops and businesses where a friendly and personal service still remains. The town is also home to Gresham's public school. The North Norfolk coast is around four miles distant with Cley, Blakeney and Morston all within easy reach. The county city of Norwich is about twenty miles away with a fast rail link to London (Liverpool Street). Norwich airport has direct access to most destinations via Amsterdam (Schipol).

## Directions

Leave Holt on the B1110 to Dereham. Proceed through the village of Thornage. After going through an S bend, take the next turning left signposted to Melton Constable. After around 1 mile you will come to a T junction. Turn right and then immediately left, signposted to Hindolveston. Continue for 2 miles and at the T junction in the centre of Hindolveston turn left into The Street. The entrance to The Dyes will then be found on the left hand side after around 3/4 mile, just after going through an s bend. Proceed down this unadopted road for around 1/3rd mile whereupon you will find the property on your right hand side.

## Accommodation

The accommodation comprises -  
UPVC front door, leading to -  
Entrance Porch, with door to -

### Entrance Hall

Radiator, airing cupboard. Staircase to first floor.

### Sitting /Dining Room (23'5 x 12'6, double aspect)

Two radiators, television point. Door to garden.

### Drawing Room (15'2 x 12'7)

Radiator. Fitted shelving, telephone point.

### Dining Room (12'10 x 12'7)

Radiator. Sealed off fireplace.

### Kitchen (13'6 x 8'3)

Range of fitted oak base units with working surfaces over. Inset electric oven. Surface hob. Extractor hood. Low level kick heater. Inset single drainer sink with mixer tap. Tiled splashbacks. Range of matching wall units.

### Garden Room (18'10 x 12'6 max)

Constructed of wood effect UPVC, fitted blinds, door to garden, air conditioning unit.

### Cloakroom

W.C., pedestal washbasin, tiled shower cubicle with fitted shower. Radiator. Fully tiled floor and walls.

### Porch

Plumbing for automatic washing machine. Worktop. Base unit with worktop. Door to garden.

## First Floor

### Landing

Radiator, airing cupboard with fitted shelving and modern pressurised tank.

### Bedroom One (14'7 x 12'9, double aspect)

Range of fitted wardrobes and storage. Radiator.

### En suite

Panelled bath with mixer tap and shower. Shower cubicle with fitted shower. Vanity unit with washbasin and W.C., heated towel rail.

### Bedroom Two (14'1 x 10'4)

Radiator. Fitted wardrobes.

### Bedroom Three (14'7 x 10'2)

Radiator.

### Bedroom Four (13'7 x 10')

Radiator.

## Family Bathroom

Shower bath with shower over and shower screen. Vanity unit with washbasin. W.C., heated towel rail. Tiled walls and floor.

## Curtilage

The property is approached over a brickweave driveway which in turn leads to a garage (24'7 x 14'9) with electric roller blind, electric power and light and door to garden. There is also a further parking area to the side of the garage. The gardens surround the house on all four sides and are mostly laid to lawn with a patio area behind the house, a garden shed, various inset mature shrubs and flower beds and mature trees, a wooden summerhouse, a greenhouse and also a modern outside boiler for central heating and domestic hot water. The gardens are enclosed with mature hedging.

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## General Information

**Tenure:** Freehold.

**Services:** Mains water, electricity. Drainage is via a septic tank.

**Local Authority:** North Norfolk District Council, Tel: 01263 513811

**Council Tax Band:** C (£1973.56—2024/25)

**Energy Performance Certificate Band:** To be confirmed.

**Viewing arrangements:** Strictly via the sole agents, Pointens Estate Agents, tel 01263 711880.

**Ref:** H313203

**Agents Notes:** Intending purchasers will be asked to produce original Identity Documentation and Proof of Address before solicitors are Instructed.

## Important Notice

Messrs. Pointens for themselves and for the Vendors or Lessors of this property whose Agents they are, give notice that:

These particulars have been prepared in accordance with the Property Misdescriptions Act 1991 and they are intended to give a fair and substantially correct general description of the property for the guidance of intending purchasers, and they do not constitute part of an offer or contract.

Please note that: Photographs may have been taken with the use of a wide-angle lens

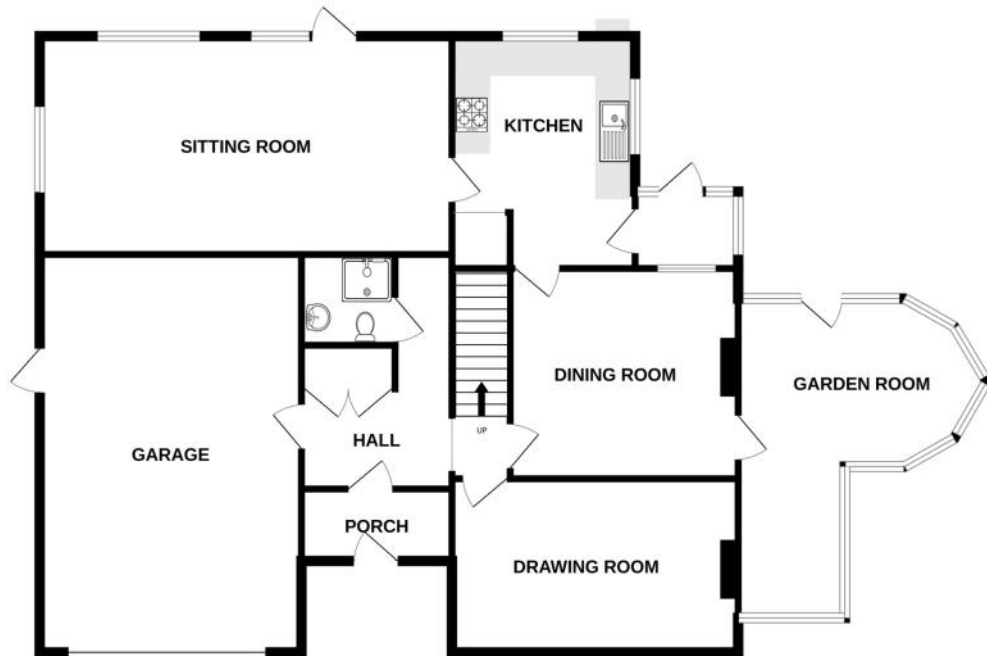
We have not tested any heating installations, other appliances or services and it is therefore the responsibility of the purchaser, their solicitor or surveyor, to ascertain their condition and serviceability.

Intending purchasers, particularly those who will be travelling some distance are advised to check with us first on the availability of the property and on any points which are of particular importance to them.

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GROUND FLOOR  
1454 sq.ft. (135.1 sq.m.) approx.



1ST FLOOR  
898 sq.ft. (83.4 sq.m.) approx.



HIGH HOUSE, THE DYES, HINDOLVESTON NR20 5DQ

TOTAL FLOOR AREA : 2352 sq.ft. (218.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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. 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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18 High Street, Holt, Norfolk NR25 6BH | Tel: 01263 711880 | enquiries@pointens.co.uk

