

A photograph of a red brick house with a white door and a large wisteria plant hanging over the entrance. The house has a bay window above the door and a small stone lion statue on the left side of the steps. The wisteria plant is green with purple flowers.

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THE STORY OF

Hill View

Northwold, Norfolk

SOWERBYS



THE STORY OF

Hill View

Northwold, Thetford
Norfolk, IP26 5LQ

Delightful Period Family Home
with Character Features

Three Reception Rooms, Including
Formal Sitting Room

Spacious Conservatory with Panoramic Views

Four Well-Proportioned Bedrooms

Excellent Potential for Extension

Detached Double Garage and
Additional Workshop

Established 1.75 Acre Plot (STMS)
with Paddock and Stables

Peaceful Rural Location with
Easy Access to Amenities

Oil-Fired Central Heating and
Double-Glazed Windows

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Tucked away in the charming village of Northwold, this distinguished early 20th-century property is set within an established 1.73 acre plot (STMS), offering an idyllic lifestyle. Rich in character, this delightful period home seamlessly blends traditional charm with scope for modernisation, presenting a wonderful opportunity to create your dream country home.

Approached via a choice of two gated entrances, the sweeping carriage driveway leads to an impressive double-fronted façade, framed by manicured lawns and mature trees. A detached double garage and workshop provide ample storage and parking, while the paddock, stables, and outbuildings are perfectly suited for equestrian enthusiasts.

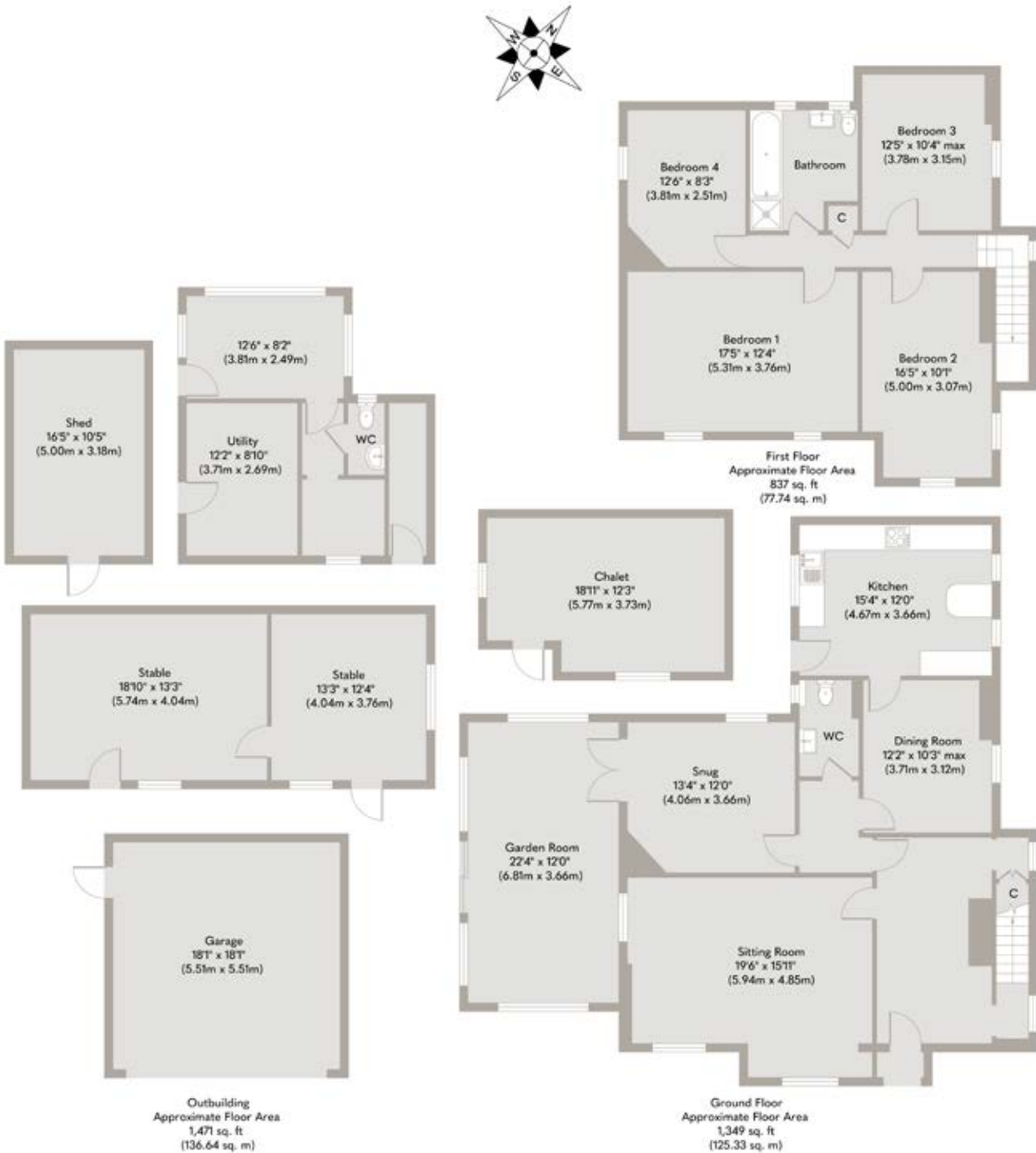
Inside, and the warmth of this home is immediately apparent. The welcoming entrance hall is enhanced by a striking feature fireplace, setting the tone for the elegant reception rooms beyond. The formal sitting room, bathed in natural light, offers a peaceful space to unwind, while the snug and separate dining room provide further versatility. To the rear, a substantial conservatory enjoys panoramic garden views, creating a seamless connection between indoor and outdoor living. The kitchen, currently separate, offers excellent potential for open-plan living, allowing for a more contemporary layout if desired.

On the first floor, the four well-proportioned bedrooms provide generous accommodation, with three comfortable doubles and a spacious single. The principal bedroom offers scope to incorporate an en-suite, adding an extra level of luxury. A family bathroom serves the remaining bedrooms, while the landing enjoys breathtaking countryside vistas.



Outside, the grounds are a true highlight. The immediate rear garden offers a peaceful sanctuary, complete with two outbuildings ideal for home office use or storage. Beyond, the paddock and stable block, complete with tack room, provide an excellent setup for those with horses or small livestock.

Positioned within a thriving rural village, Northwold provides a wonderful sense of community, with local amenities close by and easy access to the A134, linking to nearby market towns. Whether you're looking for a charming family home, an equestrian haven, or a countryside escape with potential, this exceptional property must be seen to be fully appreciated.



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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Northwold

NEIGHBOURS WITH FLOURISHING FORESTS

A civil parish in the English county of Norfolk, on the edge of the Norfolk Fens and Breckland. The rural village of Northwold, which lies on the edge of the Thetford Forest, offers local shops, traditional pubs and village hall.

Approximately 20 miles away, perched on the banks of the River Ouse, King's Lynn has been a centre of trade and industry since the Middle Ages, and its rich history is reflected in the many beautiful buildings which still line the historic quarter.

King Street, which runs from Tuesday Market Place to the Custom House, was once known as 'Stockfish Row' for the number of fish merchants that lived there. With a listed building every 26ft, Sir John Betjeman described it as one of the finest walks in England.

With Cambridge, Peterborough and Norwich all within an hour's drive and a direct rail line into London King's Cross arriving in the capital in just 1 hour 40 minutes, King's Lynn continues to attract a growing number of professionals seeking an easy commuter route. It's easy to see the appeal of this central location with a clutch of high street retailers and independent restaurants in the town's Vancouver Centre. The Majestic Cinema and King's Lynn Alive Corn Exchange are the place to catch a film or show, or check out what's on at St George's Guildhall, the UK's largest surviving medieval guildhall, today a vibrant arts centre.

A stunning cluster of Georgian architecture sits to the west of town and the streets surrounding The Walks, a Grade II listed, 17-hectare park where elegant folk once promenaded. Families still enjoy weekend walk or a Sunday concert in the park and don't miss The Red Mount, once a wayside stop for pilgrims headed to the shrine of Our Lady of Walsingham, to take in the incredible, elevated views.



SERVICES CONNECTED

Mains water and electricity. Drainage via septic tank.
Oil-fired central heating.

COUNCIL TAX

Band C.

ENERGY EFFICIENCY RATING

F. Ref:- 0744-2823-7120-9596-5085

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: ///raking.movements.junior

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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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