



The Forge, Westgate Street, Hilborough, Norfolk, IP26 5BN

welcome to

The Forge, Westgate Street, Hilborough, Norfolk

>> **PICTURESQUE VIEWS!** A versatile 3/4 bedroom detached, period country cottage, set within extensive gardens with gated off-road parking. Offering a semi-rural, non-estate setting, this charming home further boasts a lounge with wood burner, conservatory, 2 staircases, 2 bathrooms & so much more...

We are excited to offer for sale this characterful detached cottage, of attractive red-brick elevations under a tiled roof. Located in a non-estate position within the semi-rural village of Hilborough, this historic property, established in the early 1800's and initially extended in the 1890's, provides versatile accommodation, spread over two floors that could well suit those searching for property that provides multi-generational living.

In brief, the ground floor accommodation comprises a spacious reception hall with stairs rising to the first floor landing, a cosy lounge with feature wood burner and a conservatory, which overlooks the stunning rear gardens. There is also a study, which leads through to a dual aspect kitchen/dining room, with French doors to the rear garden. To complete the ground floor, there is a large utility room with a w.c and a staircase rising to bedroom 4/guest bedroom with en suite bathroom. Accessed from the main landing area on the first floor are 3 further bedrooms and the family bathroom.

The cottage boasts UPVC double glazed multi-pane windows and oil fired central heating. Outside, the property sits on a generous plot, which is a particular feature, and is approached via double five-bar gates that open onto a gravel driveway that leads to the front, offering parking and turning space for several vehicles. There are very generous gardens with several storage buildings, whilst the rear gardens also provide fine views over countryside.

Accommodation:

Canopied storm porch with part glazed external entrance door opening to:

Reception Hall

Staircase rising to the first floor landing, radiator, wood flooring, door opening to the study, doorway opening to:

Lounge

15' 1" x 12' 10" (4.60m x 3.91m)

Feature wood burner, radiator, television point, carpet flooring, wall lights, UPVC double glazed multi-pane window to the front aspect, multi-pane French style internal doors opening to:

Conservatory

11' 2" x 10' 10" (3.40m x 3.30m)

Of UPVC double glazed construction on a brick base with tiled flooring, UPVC double glazed French doors opening to the rear garden.

Study

14' 10" x 7' 2" (4.52m x 2.18m)

Radiator, wood flooring, dual aspect UPVC double glazed multi-pane windows to the front and rear, doorway opening to:

Kitchen/Dining Room

14' x 12' 10" max narrowing to 10' (4.27m x 3.91m max narrowing to 3.05m)

A range of wall and floor mounted fitted kitchen units with work surfaces over, inset stainless steel 1 1/2 bowl sink and drainer with mixer tap, tiled splash backs and surrounds, space for oven, plumbing for dishwasher, space for fridge-freezer, radiator, tiled flooring, inset ceiling spotlights, dual aspect UPVC double glazed multi-pane windows to the front and rear, UPVC double glazed multi-pane French style doors opening to the rear garden, door opening to:

Utility Room

14' 8" x 12' 4" (4.47m x 3.76m)

(This room could be utilised as a second kitchen, serving the room and en suite bathroom above, creating a potential annexe area, subject to any relevant consents) A range of floor mounted fitted kitchen units with work surfaces over, inset stainless steel sink and drainer with mixer tap, plumbing for washing machine, space for appliances, staircase rising to the first floor fourth/guest bedroom with under-stairs storage cupboard, radiator, inset ceiling spotlights, dual aspect UPVC double glazed multi-pane windows to the front and rear, part glazed external entrance door opening to the front aspect, door opening to:





Ground Floor W.C

Suite comprising low level w.c and wall mounted hand wash basin with tiled splash backs.

First Floor Landing

Built-in storage cupboard, carpet flooring, UPVC double glazed multi-pane window overlooking the rear aspect, doors opening to Bedrooms 1, 2, 3 and the Family Bathroom.

Family Bathroom

8' 10" x 7' 8" (2.69m x 2.34m)

Suite comprising low level w.c, pedestal hand wash basin and panelled bath with shower over, part tiled walls, radiator, extractor fan, built-in airing cupboard, UPVC double glazed multi-pane window overlooking the front aspect.

Bedroom 1

14' 6" max x 10' (4.42m max x 3.05m)

Built-in double storage wardrobes, radiator, carpet flooring, wall lights, dual aspect UPVC double glazed multi-pane window overlooking the front and rear, connecting door to Bedroom 4/Guest Bedroom.

Bedroom 2

14' 10" x 9' 3" (4.52m x 2.82m)

Radiator, carpet flooring, dual aspect UPVC double glazed multi-pane window overlooking the front and side.

Bedroom 3

9' 9" x 8' (2.97m x 2.44m)

Radiator, carpet flooring, UPVC double glazed multi-pane window overlooking the front aspect.

Bedroom 4/Guest Bedroom

14' 4" max x 12' 4" max narrowing to 5' 11" min + storage area (4.37m max x 3.76m max narrowing to 1.80m min + storage area)
(This room could be utilised as part of an annexe area or dressing room, subject to any relevant consents)

Staircase rising from the Utility Room with radiator, carpet flooring, inset ceiling spotlights, UPVC double glazed multi-pane window overlooking the front aspect, connecting door to Bedroom 1, further door opening to:

En Suite Bathroom

Suite comprising low level w.c, vanity hand wash basin with storage under and wood panelled bath with hand-held shower attachment and tiled splash backs, radiator, tiled flooring, UPVC double glazed multi-pane window overlooking the rear aspect.

Outside

The property is accessed via double timber five-bar gates, which open out onto a shingle driveway that leads to the property and provides ample off-road parking and turning space, bordered by mature hedging and trees, giving a good degree of privacy. There is a lawned front garden, a timber storage building with power, lighting and insulation, as well as a brick-built boiler house and log store.

To the rear and side of the property, there are generous, formal, mainly lawned garden areas, together with a nature area, which provides a delightful backdrop to the property. The rear garden backs onto paddocks and boasts wonderful views over this, also with impressive views of the countryside. The lawned gardens are interspersed with numerous trees and ornamental shrubs with a paved patio seating area, ideal for Al' Fresco dining.

Location

Hilborough is a small village that lies between the bustling market towns of Swaffham and Brandon, approximately 6 miles from Swaffham and 10 miles from Brandon. Hilborough has a few amenities including a Church and The Swan, a traditional public house and hotel. The beautiful Norfolk Broads is only about an hour's drive away and there are direct train links to Cambridge and London Kings Cross from nearby Downham Market.

Council Tax Band

This property is Council Tax band E. Please note that once a sale takes place, the Council Tax band will be reviewed and may be subject to change.



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welcome to

The Forge, Westgate Street, Hilborough

- Detached 3/4 bedroom period cottage in idyllic, semi-rural village location
- Generous garden, backing onto paddocks & countryside
- Off-road parking & turning space for multiple vehicles
- Lounge with wood burner and dual aspect study
- Kitchen/dining room and conservatory, both with French doors to the stunning rear garden
- En suite bathroom and separate family bathroom
- Large utility room and ground floor w.c
- Oil central heating and UPVC double glazed windows

Tenure: Freehold EPC Rating: E

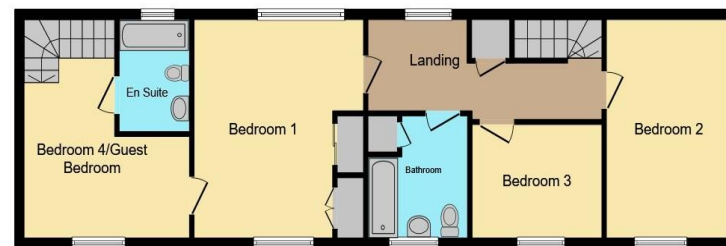
offers in excess of **£450,000**

directions to this property:

Leave Swaffham via the A1065 along Brandon Road heading in the direction of Brandon/Thetford and continue for approximately 6 miles until reaching the village of Hilborough. Pass The Swan public house on the left hand side and proceed along, taking the right hand turn onto Westgate Street. The entrance for the property will be found further along on the right hand side, identified by our William H Brown "For Sale" board.



Ground Floor



First Floor

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

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Property Ref:
SFM109826 - 0007

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