



THE STORY OF

Heath Cottage

Hockering, Norfolk

SOWERBYS

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Heath Road, Hockering,
Norfolk, NR20 3JB

Detached Period Family Home Set in
Just Under Two Acres (STMS)

Modern Hand Built Kitchen

Breathtaking Beamed Sitting Room

Three/Four Bedrooms in the Main Home

High Specification One Bedroom Self-Contained Annex

Immaculate English Garden with Open Country Views

Open Double Garage with an Additional
Single Garage and Stable

Superb Edge of Village Location

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“...journey back in time, reminiscent of a
Charles Dickens novel.”

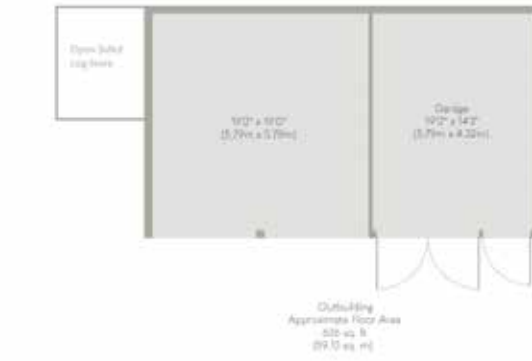
Heath Cottage is a stylish, quirky, individual home which has been in the possession of its current owner for nearly half a century, witnessing not only a complete transformation of the house but also the evolution of the family. Now that the children have grown up and moved out, the time has come for a new family to embark on their own adventure.

The house has been cherished and everything throughout is of the highest specification and sympathetic to its heritage. The huge sitting room takes you on a journey back in time, reminiscent of a Charles Dickens novel. Exposed beams, a captivating fireplace, and stunning wooden floorboards enhance the charm of this room. It becomes the heart of the home during special occasions, with a roaring fire and a glass of wine making it a favourite spot for friends and family.

The property underwent a recent front-end extension with a fourth ground floor bedroom and adjacent shower room added. Footings are in place for further bedrooms above if required. This room is now used as the garden room, with panoramic windows and double glass doors giving an open-plan space through to the hand-built modern designer kitchen and small office to one side. Adjacent to this is the oldest part of the house, currently serving as the formal dining room, leading through to the hall and stairs.

Upstairs, three bedrooms await, all with built-in storage. The principal bedroom matches the downstairs sitting room's stunning appeal, featuring high beams. A separate WC adjoins this room. The equally spacious second bedroom boasts built-in wardrobes and an en-suite wet room.





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.

The garden is a true highlight of this property, extending to just under two acres (STMS), planted with mature trees, shrubs and herbaceous borders. Numerous hidden 'rooms' provide delightful seating options in both sun and shade, and a gorgeous summer house with patio overlooks a large pond, which is just perfect for entertaining. Additionally, a double open garage, a closed single garage with stable, a log store and a greenhouse sit to one side of the property.



To one side, a barn has been converted into a self-contained annexe by the current vendors. The open-plan layout features a modern kitchen with a breakfast bar extending to the edge of the living space. With attention to high-quality finishes, exposed beams, and large glass doors, this annex was originally intended for an elderly parent but could serve as a perfect Airbnb for those seeking additional income.





ALL THE REASONS

Hockering

IN NORFOLK
IS THE PLACE TO CALL HOME



The small village of Hockering is just east of Dereham and north west of the city of Norwich. Quiet lanes and footpaths surround its rural location, perfect for exploring the Norfolk countryside on foot or by bicycle. The church of St Michael is a traditional 14th century church, located on The Street. Hockering is expanding rapidly and has a brilliant village shop, open 7 days a week, a post office and garage and located also just 12 miles from Norwich airport. There's great access to private schools as well as good village schools.

The cathedral city of Norwich is just 12 miles away: an enclave of culture and creativity, its perfectly preserved medieval streets are home to a thriving community of small businesses, a vibrant food scene and an established arts culture. In the 11th Century, Norwich was the second largest city in the country, and today is still the UK's most complete medieval city. The historic cobbled streets of Elm Hill will lead you past Tudor architecture, merchant's houses, thatching, individual homes, speciality shops and small cafes, toward the 1,000-year-old Norwich Cathedral.

When the bright lights call, trains to Liverpool Street take just 90 minutes, and the city's airport flies to several UK and overseas holiday destinations, as well as direct to Amsterdam.

Just under 30 miles away is the bustling village on Wroxham renowned for its boating culture.

Standing on the river Bure, the village is divided by the river and shares its many attractions with the neighbouring Hoveton St John. Whether on the water or congregating in the busy pubs and restaurants on offer, there is something that will capture the heart of everyone. If you choose to hire a boat, you can travel at a leisurely pace along the broads and moor up at one of the local pubs. The Ferry Inn at Horning serves food all day and offers a fantastic outdoor space and plenty of mooring.

If you prefer tranquillity over the busy atmosphere of The Broads, consider heading to the Norfolk coast for a delightful getaway. Holkham, just under a fifty-minute drive from Hockering is home to Holkham Hall, an 18th century Palladian house, home to the Earl of Leicester. The grounds stretch as far as the eye can see surrounded by deer, lake and gorgeous scenery.

The beach is one of the most unspoilt and beautiful stretches of sand in the country. Bordering the beach is Holkham National Nature Reserve, home to many rare species of flora and fauna. Known for its beauty by all, the actress Gwyneth Paltrow was seen to walk across Holkham sand at low tide during the closing scene of the film Shakespeare in love. The beach is vast and is backed by pretty pine woods.



Note from Sowerbys



“The property stands proudly, enveloped by vast fields, offering a tranquil and secluded location.”

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SERVICES CONNECTED

Services to be confirmed.

COUNCIL TAX

Band to be confirmed.

ENERGY EFFICIENCY RATING

To be confirmed.

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

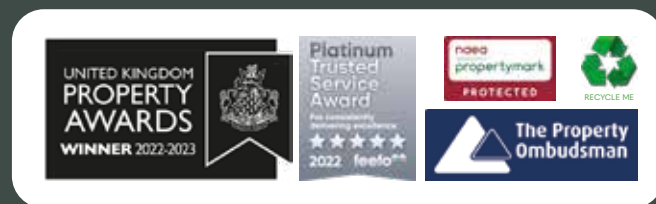
Freehold.

LOCATION

What3words: ///spoons.mallets.pouch

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