



THE STORY OF

Hillcrest

Barnham Broom, Norfolk

SOWERBYS



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Hillcrest

Honingham Road, Barnham Broom,
Norfolk, NR9 4DB

Four/Five Bedroom Detached Period Property

Sitting on Over One Acre of Land (STMS)

Three Reception Rooms

Contemporary Kitchen and Utility Room

Three Bathrooms, One Being an En-
Suite to the Principal Bedroom

Offering the Potential for Multi-Generational Living

Double Garage

Potential to Extend (SSTP)

Idyllic Norfolk Countryside and Church Views

No Onward Chain

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“...the property spans over one acre of meticulously landscaped grounds...”

Upon entering the prestigious residence of Hillcrest, you are immediately welcomed by a grand entrance hall – a statement of sophistication adorned with a charming log-burner. The proportions of this space are nothing short of ample, easily deceiving one into mistaking it for the primary sitting room. From this magnificent entryway, three opulent reception rooms, a convenient downstairs shower room, and a graceful staircase unfold.

To the right, one discovers the principal sitting room. Featuring a bay window that offers a picturesque view of the property’s enchanting garden, this room provides a subtle introduction to the

allure from which Hillcrest derives its name. Complemented by another feature log-burner, this sitting room exudes a warm and inviting ambiance – perfect for hosting guests or simply unwinding with a glass of wine by the fireside.

Moving through the hall, a tastefully designed dining room awaits, complete with its own fireplace housing a built-in log-burner. This seamlessly transitions into the modern kitchen, ensuring you remain connected with your guests. Continuing from the kitchen, a strategically placed utility room proves invaluable, offering both garden access and the convenience of bringing in groceries on those drizzly afternoons.



Returning to the final room on the ground floor, a true gem awaits – currently utilised as a study but designed with multi-generational living in mind. This space presents an ideal setting for an elderly relative who may prefer a ground-floor dwelling. The adjacent shower room and hallway configuration enable the creation of a private ‘wing’ that can be discretely closed off from the main house. The potential to extend this section further has been contemplated by the current owners, envisioning additional living space or the creation of a separate living room.

Ascending to the upper level reveals four generously proportioned bedrooms, with the three front-facing rooms offering breathtaking views of the picturesque Norfolk countryside. The principal bedroom boasts access to an opulent en-suite bathroom, exuding a calming atmosphere. The remaining three bedrooms share access to a newly fitted, modern bathroom.





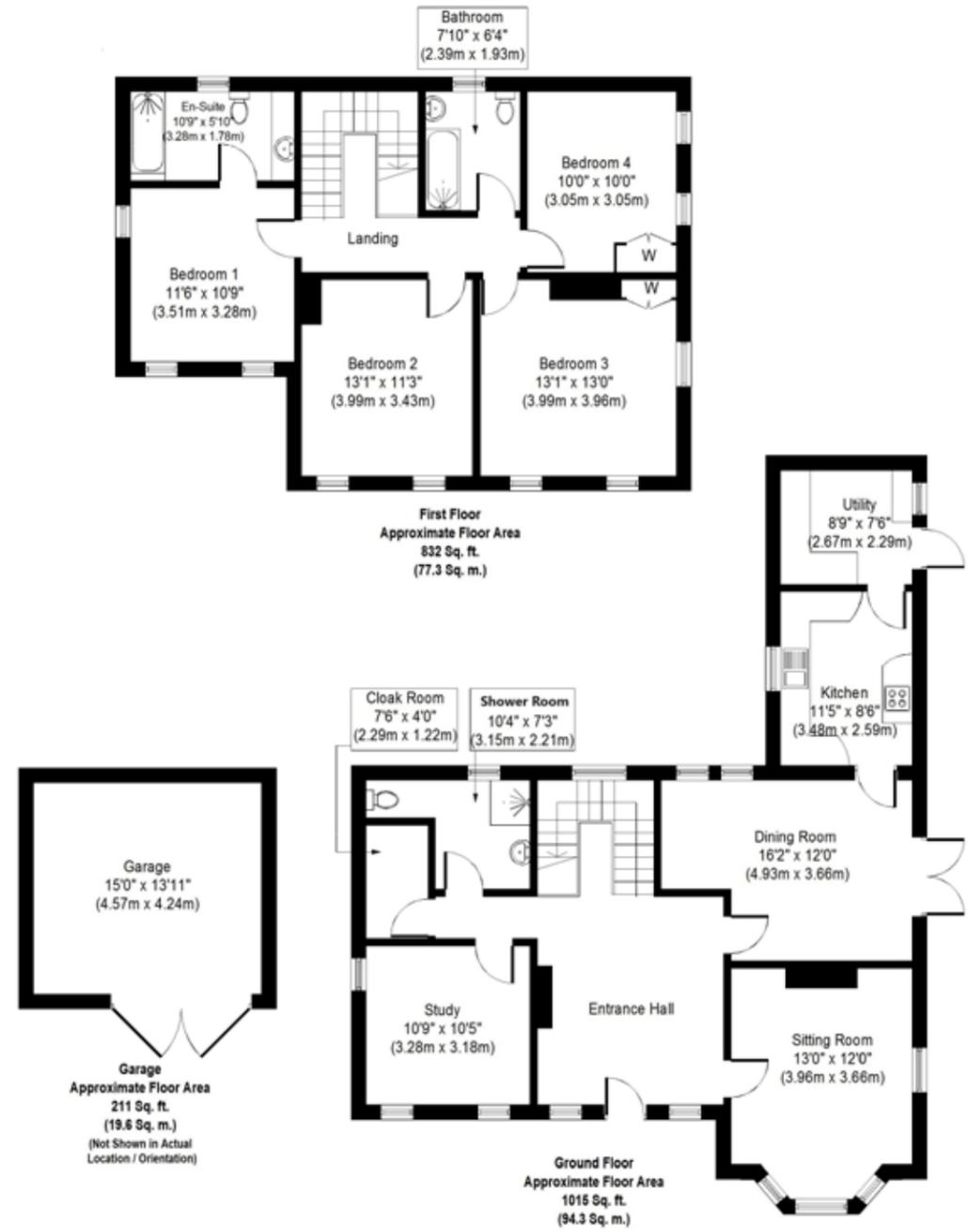
The exterior of the property spans over one acre of meticulously landscaped grounds, featuring designated areas for vegetable cultivation, distant views of the church, and ample space for a growing family's recreational activities. A double garage and a shingle driveway offers ample parking.

Noteworthy is the potential for expansion to accommodate the evolving needs of a growing family. The property, configured in a back-to-front 'L' shape, provides the opportunity to seamlessly fill the gap, offering the prospect of additional space for a spacious kitchen/dining room or an extension to the envisaged annexe side of the property.

Hillcrest truly exemplifies a residence where luxury and potential harmoniously blend.







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.

ALL THE REASONS



Barnham Broom

IN NORFOLK
IS THE PLACE TO CALL HOME



Conveniently located for easy access to the A11 and A47, the village of Barnham Broom offers plenty

of local amenities including a Post Office, local shops, a pub, primary school and the Barnham Broom Hotel Golf and Country Club. A couple of wonderful places to visit here are the Painted Barn Café, located on the edge of the village, and the Goatshed Farm Shop and Café, which is near to Barnham Broom Hotel. Four miles south-east you'll find the popular market town of Wymondham, which offers excellent schools, and 9 miles east is the ancient city of Norwich.

Home to writers, radicals and fiercely independent spirits for over a thousand years, today Norwich continues in its legacy as an enclave of culture and creativity. It's perfectly preserved medieval streets are home to a thriving community of small businesses, a vibrant food scene and an established arts culture. It is also a gateway to a county that

continues to inspire people with its unspoilt landscapes, open spaces and big skies. Named as one of the best places to live in 2021, Norwich lies approximately 20 miles from the coast at the confluence of the River Yare and the River Wensum, the latter still bending its way through the heart of the city. In the 11th Century, Norwich was the second largest city in the country, and today is still the UK's most complete medieval city. Strolling through the historic cobbled streets of Elm Hill, whatever the season, the Tudor architecture retains its character and beauty. Laced with merchant's houses, thatching, individual homes, speciality shops and small cafes, you'll be led 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 a number of UK destinations, as well as direct to Amsterdam.

This is a city that reveals itself the longer you stay - a city to fall in love with - a city to be a part of.



Note from the Vendor



“The view across the Yare Valley to Brandon Parva is fabulous. The sun sets right in front of it bathing it in a glorious orange glow.”

THE VENDOR



SERVICES CONNECTED

Mains water and electricity. Drainage via septic tank. Heating via bio mass pellet boiler to wet radiator system. Wet underfloor heating to kitchen and utility room.

COUNCIL TAX
Band D.

ENERGY EFFICIENCY RATING
D. Ref:- 0948-1994-7219-1844-4924

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: ///sanded.dignify.cried

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