



THE STORY OF

Hill House

Cranworth, Norfolk

SOWERBYS

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Hill House

High Common, Cranworth, Norfolk,
IP25 7SX

Detached Period Home

Three Bedrooms

Garden Room

Sitting Room with Log Burner

Kitchen/Dining Room

Superb Countryside Views

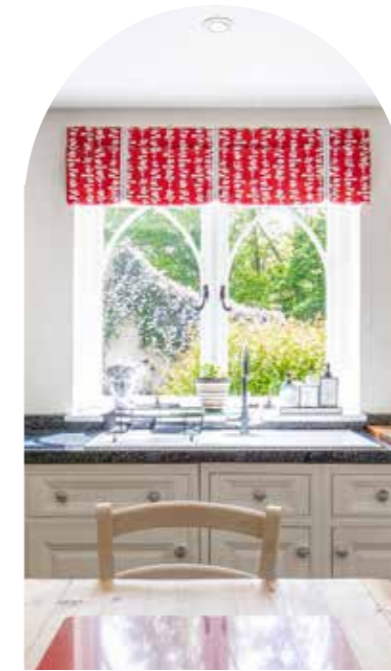
Private Gardens

Detached Double Garage

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“...a backdrop of scenic views.”

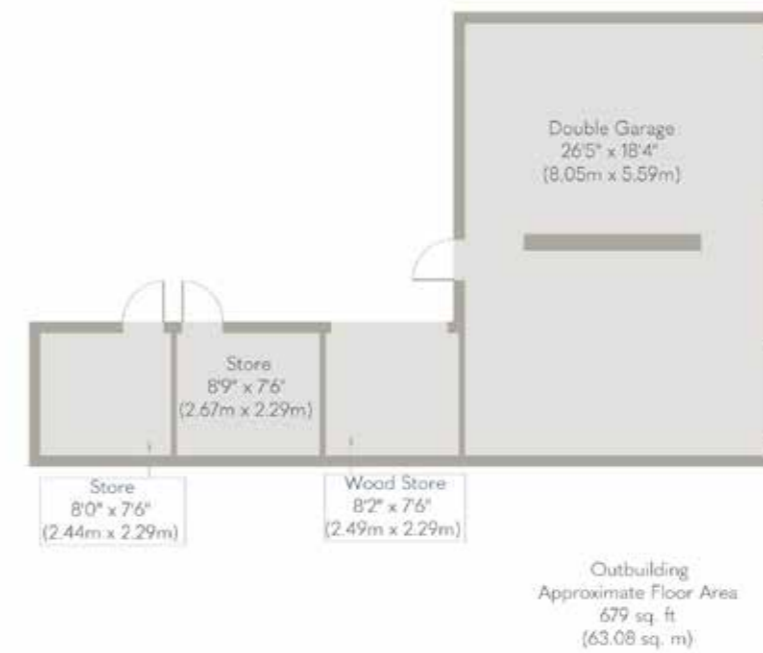
Welcome to this charming extended detached cottage, nestled amidst picturesque countryside, offering a tranquil retreat from the hustle and bustle of busy life.

As you enter the property, you are greeted by a sense of warmth and character, with the superbly presented accommodation boasting three inviting bedrooms, offering ample space for relaxation and rejuvenation. The bathroom and shower room provide both convenience and indulgence, adorned with modern fixtures and tasteful finishes.

The heart of this home lies within its well-appointed kitchen, where culinary delights are brought to life, with a backdrop of scenic views. Adjacent to the kitchen, a beautiful garden room invites you to unwind in style, offering the perfect setting for leisurely breakfasts or family gatherings.

The spacious sitting room serves as a focal point for entertaining, featuring a charming wood-burner that adds a touch of rustic charm and ambiance. Large windows frame panoramic views of the surrounding countryside, creating a seamless connection between indoor and outdoor living spaces.





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.



Outside, the enchanting gardens beckon you to explore, with meticulously manicured lawns, vibrant flower beds, and tranquil patio areas providing idyllic settings for outdoor dining and relaxation. A picturesque pond adds a sense of serenity to the landscape, whilst a double garage and outside stores offer practical storage solutions for your convenience. The current owners have extended the garden by purchasing an extra piece of land to the rear giving those who love gardening more space in which to indulge their passion.



ALL THE REASONS

Cranworth

IN NORFOLK
IS THE PLACE TO CALL HOME



A charming and picturesque semi-rural village in the heart of Breckland, ideal for those looking for the quiet country life, whilst still having amenities close by.

St Mary's church can be found in the centre of the village and was built during the early 14th century. There is also a village hall and a local family run business, the Mid Norfolk Smokehouse, producing natural oak smoked foods such as crabs and a variety of fish. Cranworth really offers a sense of Norfolk life, surrounded by countryside with beautiful, idyllic walks on your doorstep.

Less than four miles away is the highly desired market town of Hingham. Grand Georgian architecture surrounds the market place and village green. It was in the 18th century when the socialites of high society built and took residence in Hingham that it became fashionably known as "little London".

The many and varied local shops have the special character of a small market town but are up-to-date in what they provide. Despite the influence and attractions of neighbouring Norwich, an active and independent town life continues to thrive and grow.

Amenities include a family butcher, The White Hart Hotel, which is a community Boutique Hotel and Country Dining Pub, cafes, library, primary school, excellent health centre, doctors' surgery, dentist and frequent bus services providing access to the surrounding villages and towns of Wymondham, Attleborough, Watton, Dereham and Norwich. The town is located 17 miles from the Cathedral city of Norwich, which has many restaurants, shops, supermarkets and services including an international airport.



Note from Sowerbys



The garden room

"...the beautiful garden room is the perfect setting for leisurely breakfasts or family gatherings."

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SERVICES CONNECTED

Mains electricity and water. Private drainage. Heating via air source heat pump. The house was re-roofed in 2021.

COUNCIL TAX

Band E.

ENERGY EFFICIENCY RATING

F. Ref:- 4101-8106-0922-7092-0773

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: ///frogs.scribbled.wool

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