



THE STORY OF
2 Market Place

Hingham, Norfolk

SOWERBYS



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2 Market Place

Hingham, Norfolk
NR9 4AF

Charming Market Town Living

Elegant Georgian Character

Five Beautiful Bedrooms Planned

Secluded Walled Gardens

Secure Gated Parking & Substantial Garage

Useful Outbuildings

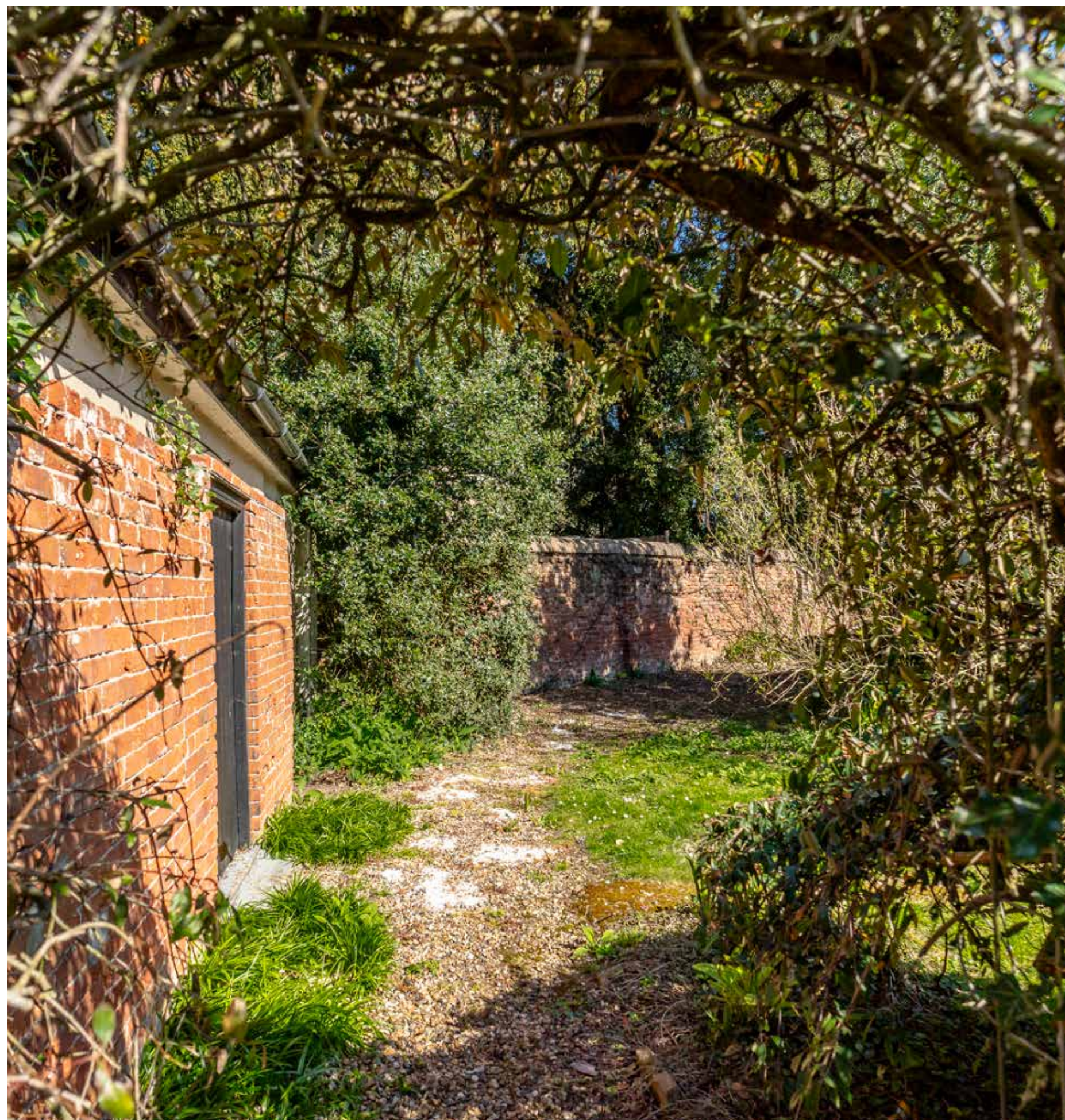
Planning Permission for Contemporary Flow

Perfectly Positioned for Exploring Norfolk

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Welcome to 2 Market Place, an elegant Georgian townhouse nestled right in the vibrant heart of Hingham. Brimming with period charm and timeless appeal, this handsome 18th-century home offers not just a place to live, but a lifestyle to embrace. Picture cobbled streets, morning strolls to the bakery, and afternoon coffees at the local tea room—all just steps from your front door. With a prominent position on the historic marketplace, this home offers an enviable blend of community and convenience, wrapped in the beauty of Norfolk's countryside.

Behind the beautifully symmetrical façade lies a world of potential. With listed building consent already granted to transform this historic property into a full-time residence, the stage is set for you to lovingly refurbish and craft a home tailored to your vision—where classic architecture meets modern living. The approved plans incorporate a thoughtful layout with both open-plan and traditional living spaces, along with practical additions such as a boot room, pantry, and study, making it as functional as it is beautiful.

The proposed five-bedroom layout includes generously sized rooms over three floors, with en suite facilities, a family bathroom, and a luxurious top-floor retreat offering privacy and versatility. Outside, the private walled gardens provide a serene escape, with outbuildings perfect for a studio or workshop, and a substantial garage with off-street parking accessed via secure gates—ideal for modern family life or entertaining guests.

Life in Hingham is rich with charm and local flavour, from the renowned White Hart gastropub to artisan shops and a warm community spirit. With easy access to Norwich and Wymondham, excellent schooling options, and rail links to London and Cambridge nearby, this is a rare opportunity to create a dream home in one of Norfolk's most desirable locations. A home to cherish, a lifestyle to savour.



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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.

Hingham

DISCOVER THIS 18TH CENTURY
“LITTLE LONDON”

With grand Georgian architecture surrounding its market place and town green, Hingham is in the heart of rural Norfolk.

For this market town, 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, cafés, 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.

Within walking distance of the property, you will also find a pharmacy, bakery, hairdressing salon, fish & chip shop, solicitor’s office, and a local Coop grocery store. Additionally, Wymondham is close by, offering a choice of secondary schools and a train line giving access to Norwich, Cambridge, and beyond.

The town is located 17 miles from the cathedral city of Norwich, which has many restaurants, shops, supermarkets, and services, including an international airport.

Attleborough is a market town situated within the Breckland district, located between Norwich and Thetford. The town has a range of amenities, including four schools, a town hall, shops, coffee shops, bars, restaurants, takeaway restaurants, and a doctors. If you are looking for attractions nearby, you will find Banham Zoo, Melsop Farm Park, Hulabalooos, and Combat Paintball, and every Thursday, you will find the local market, which was established in the town as far back as 1226.



Note from Sowerbys



“A home to
cherish, a lifestyle
to savour.”



SERVICES CONNECTED

Mains water, electricity and drainage. Oil fired central heating.

COUNCIL TAX

Band G.

ENERGY EFFICIENCY RATING

The property is exempt due to being Grade II Listed.

TENURE

Freehold.

LOCATION

What3words: ///strutting.reeling.octagon

AGENTS NOTE

Please note the property is being sold as seen.

These particulars and measurements whilst believed to be accurate, are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give representation or warranty in respect of the property.

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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