



The Street,
Hindolveston

SOWERBYS

Upon arrival at the cottage, prospective tenants are immediately welcomed into the cosy sitting room. Bathed in natural light, the sitting room is complete with an operational fireplace and provides the ideal spot for relaxing throughout all times of the day.

Home to an abundance of both cupboard and worktop units, the country-style fitted kitchen is perfectly set up for those looking to display their culinary skills. Offered with an integral gas hob, electric oven, dishwasher, and washing machine, the kitchen has space for a fridge freezer. The open-plan dining space provides adequate dimensions for a six-seat dining table.

Neighbouring the kitchen, prospective tenants will find a well-proportioned garden room which enjoys an aspect of the enchanting garden, home to a wealth of mature shrubbery. Completing the ground floor accommodation is a bathroom comprising an electric shower over bath, wash basin, WC, and a wall-mounted cupboard.

Stairs located in the sitting room lead to the first-floor bedroom accommodation.

The primary bedroom within the cottage is a spacious double room, allowing for all traditional furnishings. The second bedroom is a smaller double room which could alternatively be utilised as an office/study for those working remotely. Complementing the bedrooms is a cloakroom with a wash basin and WC.

The cottage is approached via a gravel driveway providing parking for one vehicle. The enchanting private enclosed garden features a low-maintenance lawn, a gravel sitting area in addition to a further sheltered sitting area, a timber structure storage shed, and a wealth of mature shrubbery.

Available now on an initial 12-month tenancy.

HINDOLVESTON

A small friendly village in the heart of Norfolk with a close knit community. The village hall is a hive of activity, hosting many

clubs and crafts, as well as bowls and a Friday night bar. Cinema nights are held through the winter months, and there's also a farm shop within the village.

The Recreational Ground offers a large open space for general sports such as football or cricket, a children's play area and The Millenium Pavilion, which opened in the year 2000 and frequently hosts the Parish Council and is also available for private hire. The church of St George the Martyr was built in 1932 after the original church fell down in 1892.

Hindolveston is ideally situated between three popular market towns; Holt, Fakenham and Dereham. A strong sense of community thrives among the proud residents and local businesses of Holt, and many of the latter champion the local 'Love Holt' initiative which waves the flag for the independent shops that add vibrancy to the Georgian town centre. Throughout the year, there are plenty of local events including a summer Holt Festival and 1940s Weekend, which takes over the town and 'Poppy Line' heritage railway that runs between here and Sheringham.

AGENTS NOTE

Unfurnished.

Available now.

Oil central heating.

Pets by negotiation.

12 month initial tenancy.

COUNCIL TAX

Band B.

ENERGY EFFICIENCY RATING

E. The reference number or full certificate can be obtained from Sowerbys upon request.

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.

LOCATION

What3Words: ///complies.dentures.drum



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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