



THE STORY OF

# Bird In Hand

*Danemoor Green, Hardingham, Norfolk*

SOWERBYS



THE STORY OF

# Bird In Hand

Danemoor Green, Hardingham, Norfolk  
NR9 4EG

---

Grade II Listed Former Ale House, Circa 1700

Characterful Brick and Flint Elevations

Charming, Historic Bucolic Country Home

Versatile Reception Rooms for Entertaining

Kitchen/Breakfast Room with  
Scope to Extend (STPP)

Well-Proportioned Bedrooms  
with Countryside Views

Three Recently Upgraded Bath/Shower Rooms

Established Gardens of Approximately  
0.5 Acres (STMS)

Peaceful Setting in Danemoor  
Green, within Hardingham

Convenient Access to Norwich,  
Wymondham Station and NNUH

---

**SOWERBYS WATTON OFFICE**

01953 884522

[watton@sowerbys.com](mailto:watton@sowerbys.com)





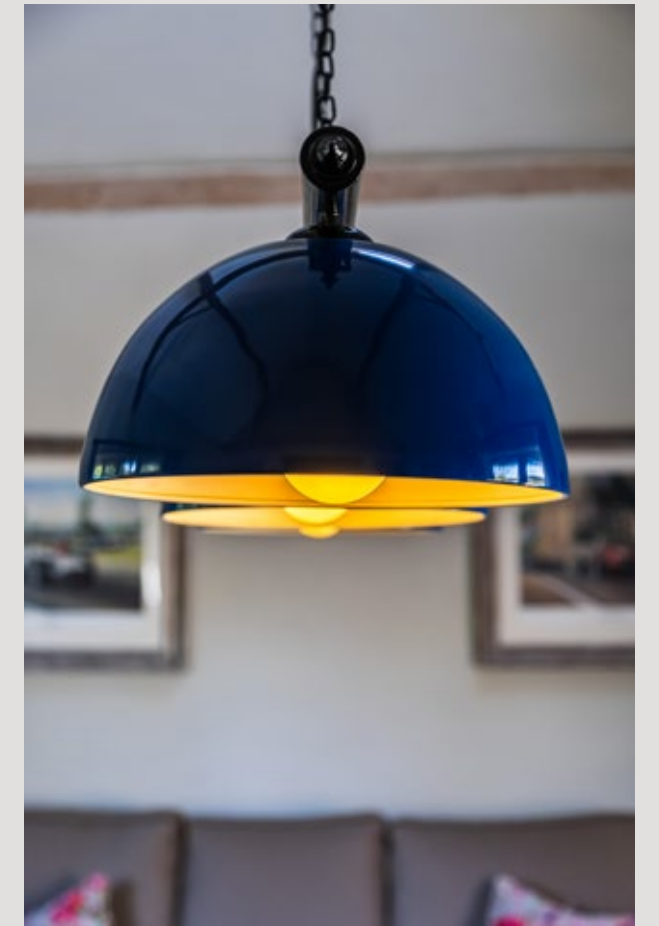
Set within an unspoilt rural landscape in the hamlet of Danemoor Green, within the parish of Hardingham, Bird in Hand is a captivating Grade II listed former ale house, believed to date back to around 1700. It presents a rare opportunity to acquire a charming and bucolic country home, just 10 miles from Norwich and within easy reach of Wymondham railway station (approximately 5 miles), offering convenient connections for London commuters. The Norfolk and Norwich University Hospital is also within around 9 miles.

The property immediately impresses with its traditional brick and flint elevations, a timeless façade that reflects its historic origins while hinting at the warmth and personality found within.

Stepping inside, the atmosphere is both welcoming and authentic, with a wealth of original features that celebrate the building's past. Exposed beams, original fireplaces and charming architectural details run throughout, creating a home that feels both grounded in history and entirely comfortable for modern living.

The layout unfolds into a series of well-proportioned reception rooms, whether for quiet relaxation or larger gatherings with family and friends. These spaces flow naturally, providing a sense of balance between intimacy and openness.

At the heart of the home lies the kitchen/ breakfast room, a sociable and practical space designed for everyday living. Here, traditional character is thoughtfully paired with modern convenience, offering ample storage and workspace while retaining a sense of charm. There is also scope to extend this area (STPP), allowing further enhancement to suit individual requirements. It is a room that invites conversation, whether over a morning coffee or during more formal occasions.



Above all, we would describe the home as cosy, warm and characterful, a place full of charm that has been a joy to live in.



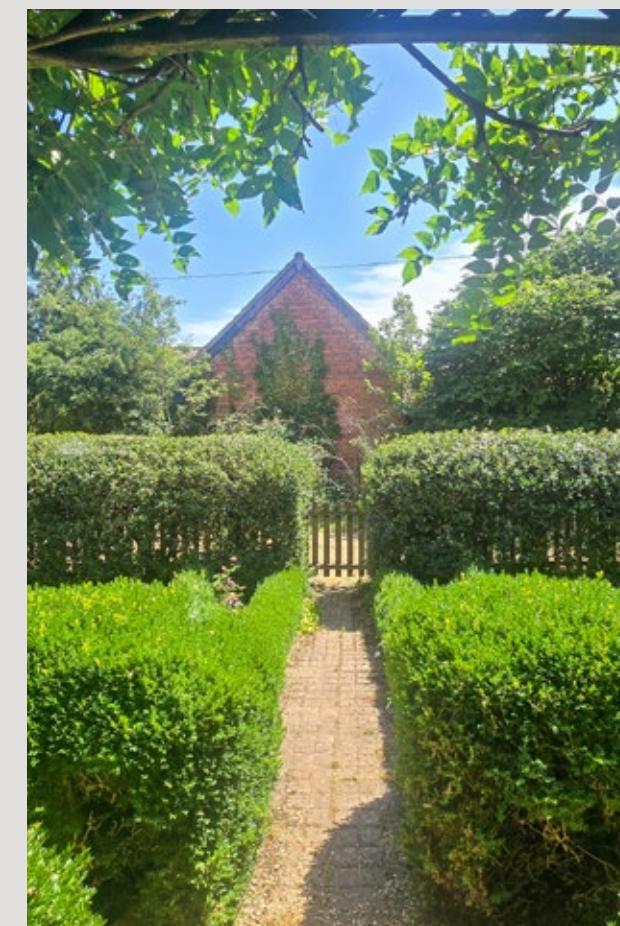
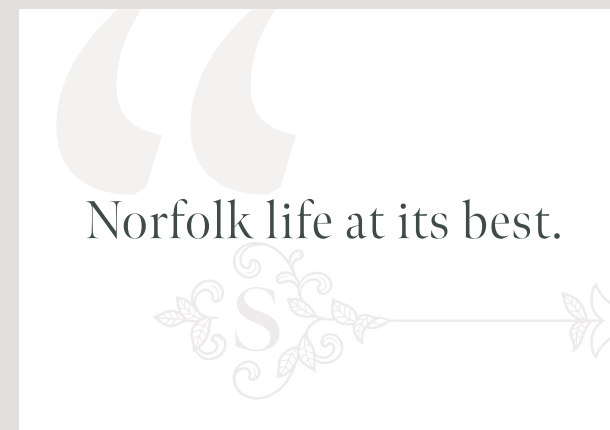


The first floor continues to impress, where the bedrooms are arranged to provide both comfort and versatility. Each room enjoys its own individual outlook, with many benefitting from views across the surrounding countryside, reinforcing the connection to the landscape beyond. The accommodation lends itself equally well to family life or hosting guests, with two shower rooms to the ground floor and one bathroom to the first floor, all thoughtfully upgraded within the last 18 months.

Outside, the grounds extend to approximately half an acre (STMS) and are a defining feature of the property. The gardens offer a pleasing mix of open lawns, mature planting and more secluded corners, creating spaces to relax, entertain or simply enjoy the peaceful setting. Established trees and borders provide texture and seasonal interest, while the overall layout ensures a high degree of privacy. A working well provides a practical and sustainable solution for garden irrigation, while a patio area enjoys a particularly favourable position, acting as a suntrap for both morning and evening sun.

The setting offers a genuine sense of escape, surrounded by open countryside, yet remains conveniently placed for access to nearby villages and amenities. This balance between seclusion and connectivity enhances the appeal, making it well suited to both permanent residence and weekend retreat.

Bird in Hand is a home of real substance and individuality, where history and lifestyle come together effortlessly. Its characterful presentation, combined with generous accommodation, attractive grounds and excellent connectivity, results in a property that is as practical as it is distinctive, offering an exceptional opportunity within the Norfolk landscape.





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.

# Hardingham

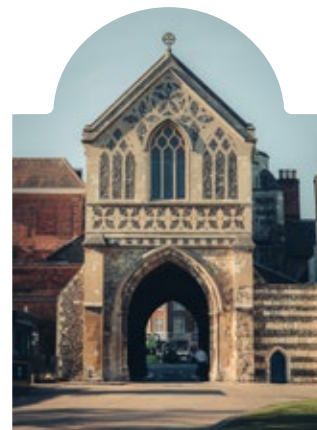
RURAL CHARM WITH GREAT CONNECTIONS

Hardingham is a charming and peaceful village in the heart of the Norfolk countryside, offering a quintessential rural lifestyle while remaining well-connected to nearby towns and amenities. Surrounded by rolling farmland, open fields, and scenic country lanes, Hardingham provides an idyllic setting for those seeking tranquillity and natural beauty.

Despite its quiet and unspoilt character, the village enjoys convenient access to the historic market towns of Wymondham (approximately 5 miles) and Dereham (around 8 miles), both offering a range of shops, supermarkets, restaurants, and essential services. The vibrant city of Norwich, just 15 miles away, provides extensive shopping, cultural attractions, and excellent transport links, including a direct rail service to London Liverpool Street. For those who enjoy coastal escapes, the stunning North Norfolk coastline, with its renowned beaches at Wells-next-the-Sea, Holkham, and Cromer, is within an hour's drive.

Hardingham itself boasts a strong sense of community, with its charming parish church, St. George's, standing as a focal point in the village. The surrounding countryside offers fantastic opportunities for walking, cycling, and outdoor pursuits, making it an ideal location for nature lovers.

For those seeking a balance between rural charm and accessibility, Hardingham presents an appealing choice. Its combination of peaceful village life, scenic surroundings, and proximity to key destinations makes it a highly desirable place to call home.



## Note from the Vendor



“We were captivated by this cottage nearly 30 years ago and have since enjoyed the Norfolk lifestyle while creating a family home.”



## SERVICES CONNECTED

Mains water and electricity. Drainage via septic tank. Oil fired central heating.

## COUNCIL TAX

Band F.

## ENERGY EFFICIENCY RATING

An Energy Performance Certificate is not required for this property due to it being Grade II listed.

## TENURE

Freehold.

## LOCATION

What3words: ///national.situation.decisions

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

Sowerbys Estate Agents Limited is a company registered  
in England and Wales, company no: 05668606.  
Registered office 23 Tuesday Market Place, King's Lynn, England, PE30 1JJ

