



THE STORY OF

3 The Street

Hindolveston, Norfolk

SOWERBYS



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Hindolveston, Norfolk
NR20 5AS

Delightful Period Cottage Full
of Charm and Character

Flexible Accommodation Arranged
Over Three Floors

Welcoming Kitchen/Dining Room
with Feature Log-Burning Stove

Practical Utility Room and Ground Floor WC

Deceptively Spacious Sitting
Room with High Ceilings

Stunning Inglenook Fireplace and Exposed Beams

Three First-Floor Bedrooms, Including
a Principal Bedroom with En-Suite

Family Bathroom and Versatile Second-
Floor Office/Hobby Room

Attractive Wrap-Around Gardens
to the Side and Rear

Ample Off-Road Parking in a
desirable Village Location

SOWERBYS HOLT OFFICE

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At the heart of the home is a welcoming kitchen/dining room, an inviting space ideal for everyday living and entertaining, complete with a feature log-burning stove that creates a warm and cosy atmosphere. Just off the kitchen is a practical utility room and a convenient ground floor WC.



The deceptively spacious sitting room is a real highlight, boasting remarkably high ceilings that enhance the sense of space, alongside an impressive inglenook fireplace and an abundance of exposed beams that perfectly showcase the property's period character.



The first floor provides three well-proportioned bedrooms, including a principal bedroom with its own en-suite shower room, together with a stylish family bathroom serving the remaining bedrooms.

Occupying the second floor is a versatile office or hobby room, offering an ideal space for home working, creative pursuits or additional accommodation, subject to individual requirements.

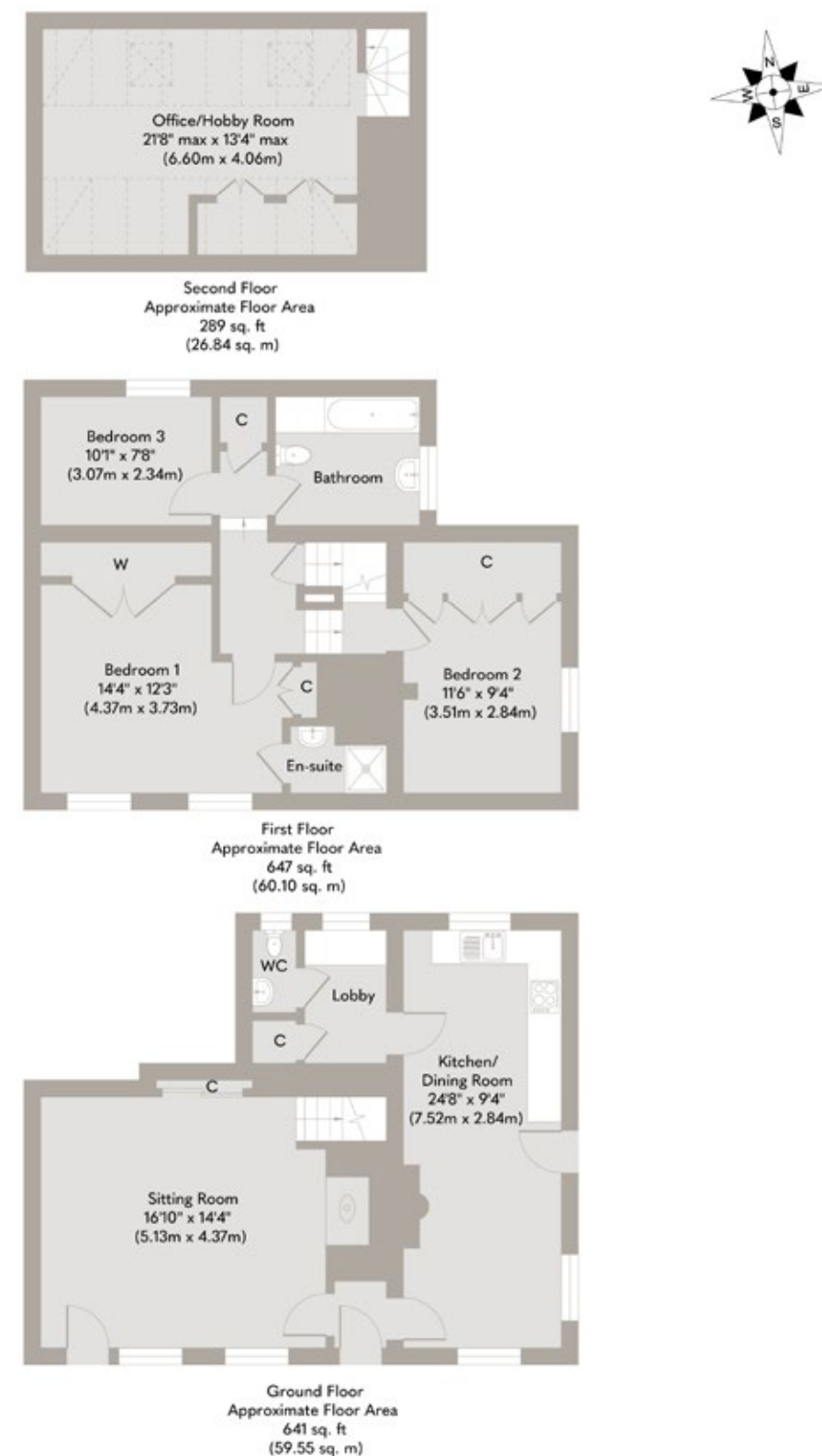
Outside, the property continues to impress with a delightful wrap-around garden extending to the side and rear, providing a wonderful setting for relaxing, entertaining and enjoying the outdoors. To the front, ample off-road parking adds further practicality to this charming village home.



Combining period features with flexible living space, this enchanting cottage presents a wonderful opportunity to enjoy village life in the desirable Norfolk countryside.







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.

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Hindolveston

A STRONG SENSE OF COMMUNITY
AND A FINE MARKET TOWN

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.



Note from the Vendor



“Our favourite spot is the sitting room, with its ancient timbers, high ceilings and huge inglenook fireplace.”



SERVICES CONNECTED

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

COUNCIL TAX

Band to be confirmed.

ENERGY EFFICIENCY RATING

To be confirmed.

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: ///grinders.yell.uncle

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SOWERBYS

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