



INTRODUCING

12 Hill View

North Pickenham, Norfolk

SOWERBYS



THE STORY OF

12 Hill View

North Pickenham, Norfolk
PE37 8LA

No Onward Chain

Popular Village Location

In Need of Updating

Three Generous Bedrooms

Spacious Sitting/Dining Room

Kitchen Breakfast Room

SOWERBYS DEREHAM OFFICE

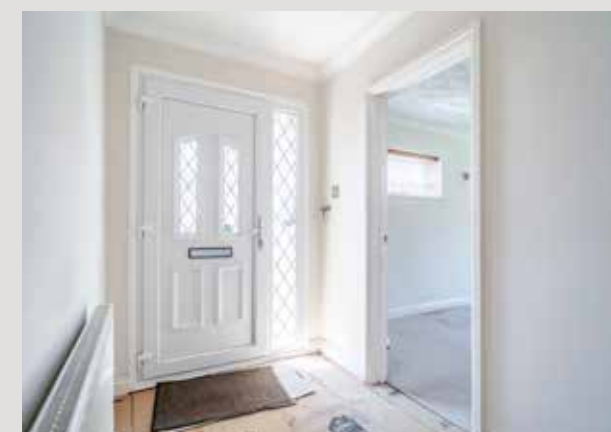
01362 693591

dereham@sowerbys.com

Set in the heart of the charming village of North Pickenham, Hill View presents an enticing opportunity for discerning buyers seeking a home brimming with potential. This detached residence, offered with no onward chain, promises a seamless transition for those eager to settle without delay.

The layout is both practical and spacious, featuring three generously proportioned bedrooms and ample living areas. The expansive sitting/dining room offers an inviting space for relaxation or entertaining, while the kitchen/breakfast room provides flexibility for casual family meals and daily routines.

Although in need of updating, Hill View boasts a solid foundation ready for transformation, making it ideal for buyers looking to add their personal touch and enhance its inherent charm. Set within a welcoming village community with easy access to nearby amenities and scenic countryside, this property strikes the perfect balance between lifestyle and potential.





Approximate Floor Area
1225 sq. ft
(113.81 sq. m)

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.

Copyright V360 Ltd 2025 | www.houseviz.com

North Pickenham

OPEN FIELDS, VILLAGE CHARM AND A SLOWER PACE OF LIFE AWAITS

Nestled amidst the tranquil Brecklands, North Pickenham embodies the essence of rural Norfolk living. This idyllic village is renowned for its serene countryside vistas and a rich historical tapestry that dates back centuries.

Originally settled in ancient times, North Pickenham flourished as a hub of agricultural activity during the medieval period. Today, it retains its picturesque charm with quaint cottages and traditional village greens, offering a peaceful retreat from the hustle and bustle of city life.

For those interested in local history, North Pickenham boasts St. Andrew's Church, a magnificent testament to medieval architecture, complete with its intricately carved stone facade and ancient stained glass windows.

Residents of North Pickenham enjoy a strong sense of community, with regular village events and activities held at the historic village hall. The surrounding landscape invites outdoor enthusiasts to explore its network of scenic walking trails and bridleways, perfect for leisurely strolls or horseback riding.

Conveniently located within easy reach of Dereham and Swaffham, North Pickenham offers a peaceful retreat with essential amenities close at hand. Local pubs such as The Crown Inn provide a welcoming atmosphere and hearty meals, while nearby markets offer fresh local produce and artisan goods.

With excellent local schools and recreational facilities, North Pickenham provides an ideal setting for families seeking a blend of rural tranquility and community spirit. Whether exploring the nearby Thetford Forest or simply enjoying the beauty of the Brecklands, North Pickenham offers a unique opportunity to experience authentic Norfolk country living.



Note from Sowerbys



“...Hill View presents an enticing opportunity for discerning buyers seeking a home brimming with potential.”



SERVICES CONNECTED

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

COUNCIL TAX

Band C

ENERGY EFFICIENCY RATING

C. Ref:- 0037-2862-7561-9495-9811

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: ///spoils.riskiest.chitchat

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.



Sowerbys Estate Agents Limited is a company registered in England and Wales, company no: 05668606.
Registered office 54 Westgate, Hunstanton, Norfolk, PE36 5EL

