



2 Chapel Street
Hingham | Norfolk | NR9 4JH

 FINE & COUNTRY

A PERIOD PIECE



This handsome Georgian home has been lovingly restored with great authenticity and attention to detail, creating a home that will impress and entice. Well proportioned and comfortable, it's packed full of character and benefits from a charming private garden. The property enjoys an excellent location, on a quiet no through road within the centre of the beautiful and desirable town of Hingham.



KEY FEATURES

- A Handsome Grade II Listed Property situated in the Sought-After Market Town of Hingham
- Two Bedrooms and First Floor Shower Room
- Kitchen with Separate Pantry, Utility Room & Ground Floor WC
- Two Reception Rooms with Jotul Woodburners plus an Office
- Wealth of Original Features including the Front Door
- Enclosed Rear Garden with Sheltered Courtyard and Lawned Area with Shed
- Ample Off-Road Parking plus a Garage
- The Accommodation extends to 1,116 sq.ft
- No EPC Required

A Grade II listed property that sits comfortably in the centre of a market town known for its wealth of period buildings, this is a true delight. It's remarkably untouched and has a wealth of original features, with the current owners carrying out a sympathetic restoration that's true to the age of the property.

Lovingly Restored

It's easy to see why the owners fell in love with what is now their home - built in 1840, it has the classic elegance of the Georgian period, with sash windows and a satisfying symmetry across this and the neighbouring property. When the owners moved in here in the 1990s, the house was a little tired, but because it had never been modernised, it was also remarkably unspoilt and the owners have been able to restore it whilst retaining a rare authenticity. The front door is the original one and the only one on the street that comes complete with the original door furniture, lock and key, as well as a pretty fanlight above. No expense has been spared and the finishings are all of a high quality, the owners prioritising the choice of materials and patterns true to the house. They count themselves incredibly fortunate to have called this home for so many years and to have been part of the historic property's story.

Attention To Detail

All the works have been done using traditional methods and materials, for example, lime mortar, limewash, clay paint and linseed paint to ensure the house can breathe as it was designed to. There are two Jotul woodburners which ensure the whole house remains warm even on the coldest of days. The owners have finished many of the rooms with beautiful wallpapers from Zoffany, Sanderson, Liberty and Colefax & Fowler.





KEY FEATURES

One of the fireplaces is Carrera marble, while another has a Yorkstone lintel, so the house has a cohesive and classic feel. There are high-quality Brintons' carpets in the sitting room and back bedroom. As you explore, you'll begin to understand just how special this home is - it has a wonderfully calming atmosphere, despite the central location, and the owners have found it a very relaxing haven, away from the hustle and bustle of everyday life. The elegance of the entrance hall sets the tone for the rest of the house and when you come in, you leave the outside world behind. Whether you're reading in the sitting room or socialising in the dining room and kitchen, this is a home that offers a warm welcome to all.

Explore Outdoors

Unusually for a town centre property, you have ample private off-road parking here, as well as a garage. There's also a small but beautiful garden divided into two sections. The sheltered courtyard is found immediately to the back of the house and is perfect for evening drinks or al-fresco dining, with topiary adding interest and an elegant feel. Beyond this, you enter the main part of the garden, totally secluded from the neighbours, so again, it feels like a real haven. Sitting out here, it's hard to believe you're in the centre of town, yet head down the road and you can walk to all of Hingham's amenities, including the sports centre, allotments, award-winning GP surgery, library, primary school, pub and more. The town is well placed for access across the area, with both the A47 and A11 within easy reach.





























INFORMATION



On The Doorstep

Hingham offers a large range of amenities, including a superb public house, a very good small store, dental surgery, doctors, newsagent, post office, several cafes and takeaways as well as a superb primary school. The nearby market town of Dereham offers a broader range of amenities including two superstores, supermarkets, a leisure centre, a good range of shops, library, cinema, hotels and restaurants. You also have easy access on to main trunk roads into Norwich, Kings Lynn and out of county areas.

How Far Is It To?

Hingham lies approximately 8.5 miles south of Dereham, 15 miles south west of Norwich and 21 miles south of Fakenham. There is easy access to the county's best golf clubs and the historic city of Norwich is only a half an hour drive away offering a direct rail link to London Liverpool Street with a fastest journey time of 1 hour 30 minutes and an international airport. There are numerous places of interest to visit, such as Thetford Forest, the Norfolk Broads and the North Norfolk coast, which are all an easy drive, as is the heritage mid-Norfolk railway in Dereham (a Dad's Army location).

Directions

Leave Norwich on the B1108 passing through the villages of Barford and Kimberley. Continue along the B1108/Watton Road into Hingham and after passing through the Market Place, turn right onto Bond Street. Turn right onto Hardingham Street and then right onto Chapel Street, whereby number 2 will be clearly signposted with a Fine & Country For Sale Board.

Services, District Council and Tenure

Heating via Woodburners, Mains Water, Mains Drainage

ADSL Broadband Available - vendor uses Plusnet

Mobile Phone Reception - varies depending on network provider

Please see www.checker.ofcom.org.uk - for Broadband/Mobile availability

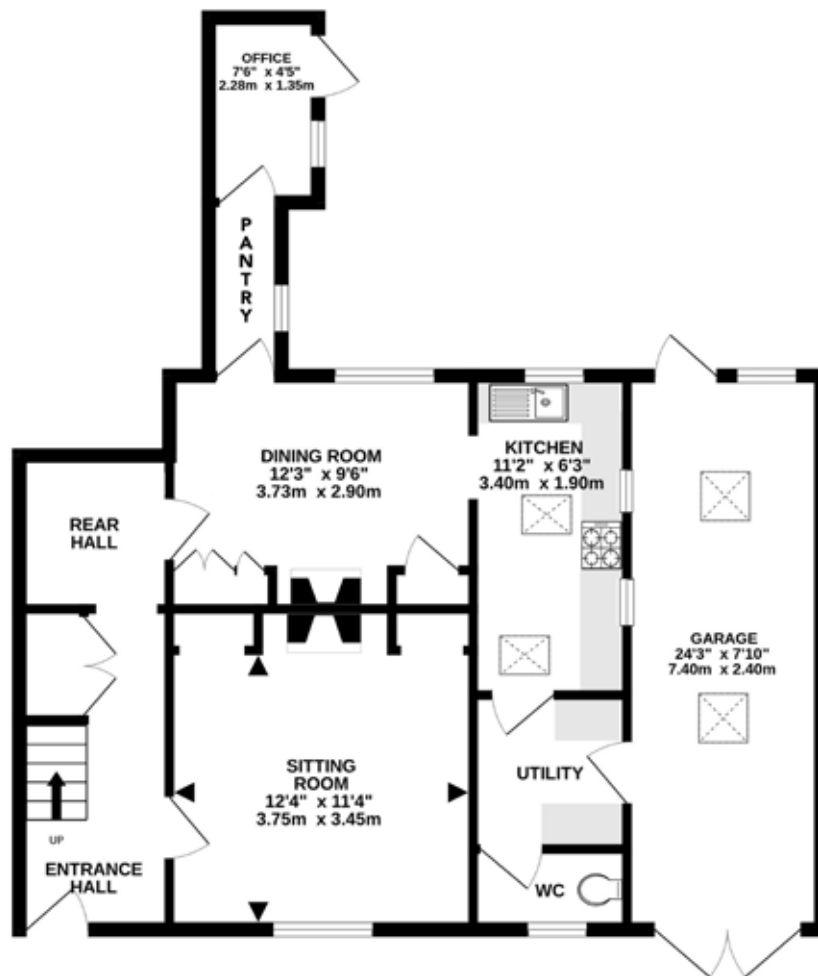
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Freehold

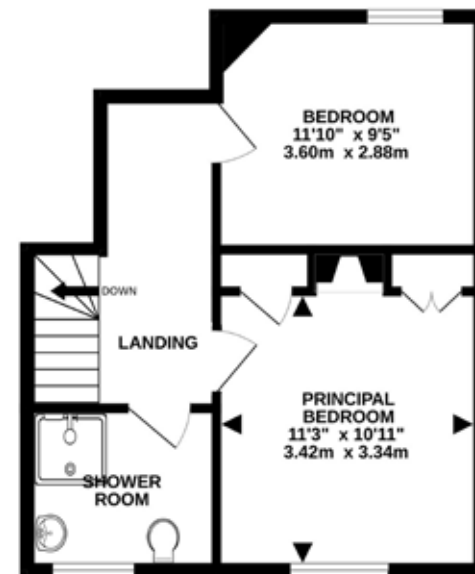
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GROUND FLOOR
754 sq.ft. (70.0 sq.m.) approx.



1ST FLOOR
363 sq.ft. (33.7 sq.m.) approx.

TOTAL FLOOR AREA : 1116 sq.ft. (103.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, all measurements are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only. www.norfolkpropertyphotos.co.uk
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FINE & COUNTRY

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Fine & Country Norwich
12-14 Queen Street, Norwich, Norfolk, NR2 4SQ
01603 221888 | norwich@fineandcountry.com

