

THE STORY OF

Mansion House

Hingham, Norfolk

SOWERBYS

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12 Bond Street, Hingham, Norfolk
NR9 4HA

Grade II* Listed Town House in the Heart of Hingham

Three Double Bedrooms Over Two Floors

One Bedroom Self Contained Annexe

Close to Local Amenities and Bus Services

Easy Access to Norwich City

Blessed with Period Features Throughout

Garage and Off Road Parking

Privately Enclosed Rear Garden

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Mansion House is an attractive town house, occupying a central position in the historic market town of Hingham. One of just six Grade II* listed properties in the town, it combines the character and presence of a period home with a versatile arrangement of accommodation. The property offers three double bedrooms across two floors, a selection of reception rooms and the added benefit of a self-contained one-bedroom annexe.

Extending to approximately 2,114 sq. ft. within the main house, with a further 358 sq. ft. of annexe accommodation, the property offers excellent scope for a variety of living arrangements. The separate annexe is a particularly appealing feature, providing potential for multi-generational living, independent accommodation for relatives, space for guests or an additional income opportunity, subject to any necessary consents and regulations.

The main house offers a well-balanced arrangement of traditional living spaces and practical areas for everyday life. The ground floor comprises a generous sitting room, separate dining room and an additional garden room, providing plenty of choice for relaxing, entertaining or working from home. The kitchen sits alongside the principal living accommodation, whilst a ground floor cloakroom adds further convenience.

The accommodation continues across the first and second floors, with three well-proportioned double bedrooms arranged over two levels. The principal bedroom is situated on the first floor, alongside an additional room currently identified as a study/bedroom, offering flexibility as a home office, dressing room or occasional guest bedroom. The second floor provides two further double bedrooms, together with an en-suite bathroom, creating a useful degree of separation for family members or visiting guests.













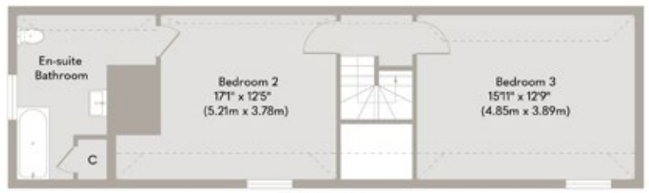




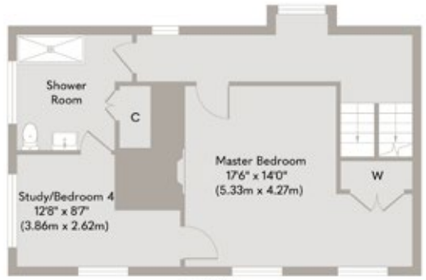


A home that offers space for family life, independent living and everything in between.





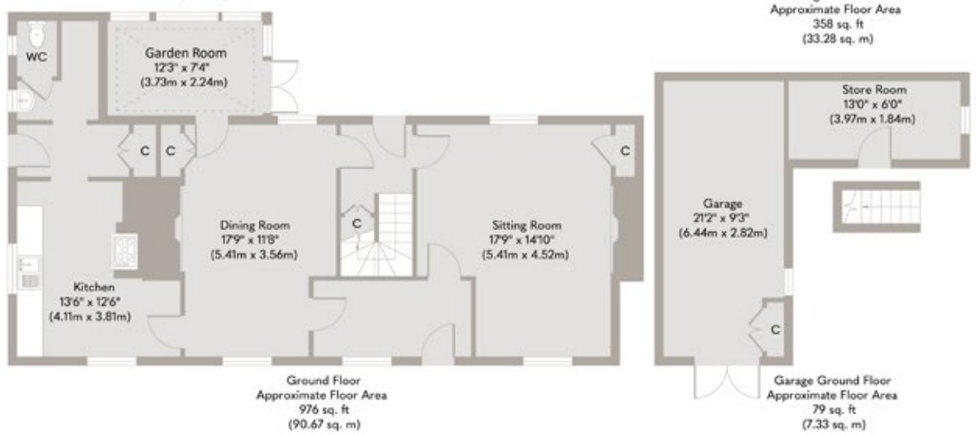
Second Floor
Approximate Floor Area
595 sq. ft
(55.23 sq. m)



First Floor
Approximate Floor Area
543 sq. ft
(50.47 sq. m)



Garage First Floor
Approximate Floor Area
358 sq. ft
(33.28 sq. m)



Ground Floor
Approximate Floor Area
976 sq. ft
(90.67 sq. m)

Garage Ground Floor
Approximate Floor Area
79 sq. ft
(7.33 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.
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The self-contained annexe offers a further dimension to the property, comprising its own kitchen and sitting area, double bedroom and en-suite shower room. Offering flexibility for guests, adult children or potential additional income, the space could also lend itself to use as a home office or artist's studio. An adjoining garage and separate store room provide valuable storage and practical space.

With its generous proportions and adaptable layout, Mansion House is well suited to buyers seeking a home that can accommodate changing needs, whether that involves family life, working remotely or providing independent space for different generations.

Mansion House presents a particularly appealing combination of period character, substantial accommodation and a central town location. With the added advantage of a genuinely self-contained annexe, it offers considerable versatility for modern family living, multi-generational arrangements or those seeking a home with scope to generate additional income.













Hingham

DISCOVER THIS 18TH CENTURY "LITTLE LONDON"

With grand Georgian architecture surrounding its market place and town green, Hingham is in the heart of rural Norfolk.

For this market town, it was in the 18th century when the socialites of high society built and took residence in Hingham that it became fashionably known as "little London".

The many and varied local shops have the special character of a small market town but are up-to-date in what they provide. Despite the influence and attractions of neighbouring Norwich, an active and independent town life continues to thrive and grow. Amenities include a family butcher, The White Hart Hotel which is a community Boutique Hotel and Country Dining Pub, cafe's, library, primary school, excellent health centre, doctors surgery, dentist and frequent bus services providing access to the surrounding villages and towns of Wymondham, Attleborough, Watton, Dereham and Norwich. The town is located 17 miles from the cathedral city of Norwich, which has many restaurants, shops, supermarkets and services including an international airport.

Attleborough is a market town situated within the Breckland district, located between Norwich and Thetford. The town has a range of amenities including four schools, a town hall, shops, coffee shops, bars, restaurants, takeaway restaurants and a doctors. If you are looking for attractions nearby you will find Banham Zoo, Melsop Farm Park, Hulabaloos and Combat Paintball and every Thursday you will find the local market, which was established in the town as far back as 1226.









Note from the Vendor



"From quiet evenings in the garden room to entertaining in the generous reception spaces, there is room for every occasion."

SERVICES CONNECTED
Mains water, electricity and drainage. Oil fired central heating.

COUNCIL TAX
Band E.

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

TENURE
Freehold.

LOCATION
What3words: ///blues.perch.under

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

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