



THE STORY OF

Orchard Cottage

Hainford, Norfolk

SOWERBYS



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Orchard Cottage

Newton Road, Hainford,
Norfolk, NR10 3BQ

Sympathetically Updated Superb Period Home

Fine Sitting Room and Study

Fitted Kitchen with Rayburn Cooker and New
Smeg Oven, and Adjoining Breakfast Room

Contemporary Garden Room

Cloak And Shower Room

Four First Floor Bedrooms

Modern And Stylish Bath and Shower Room

Double Garage and Wide Range of Outbuildings

Secluded Setting

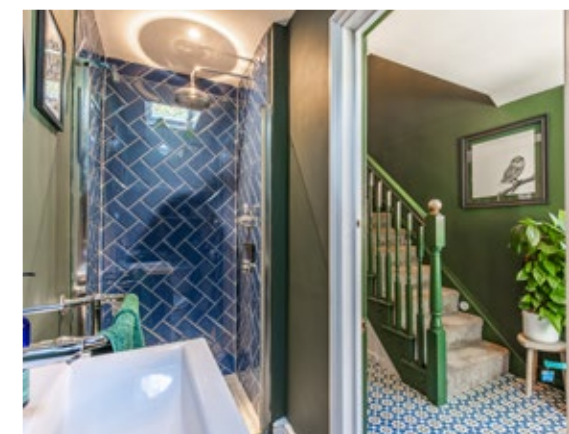
Grounds of Approximately 1 Acres (STMS)

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Orchard Cottage is a charming and beautifully presented period home, sympathetically updated to an exceptionally high standard. Set behind high-level double gates and surrounded by grounds of approximately one acre (stms), it combines period character with stylish contemporary living.

The welcoming entrance hall leads to a modern cloakroom and shower room, excellent storage and the first floor. The well-equipped kitchen has a working Rayburn cooker, newly fitted Smeg oven, generous storage and work surfaces, with a delightful adjoining breakfast room ideal for family and friends.

The light-filled sitting room enjoys lovely garden views, double doors to the terrace and a feature fireplace. A stunning contemporary garden room provides a further space to relax, finished with wood burner, while a well-appointed study completes the ground floor.

Upstairs are four bedrooms, served by a luxurious family bathroom and shower room.

Outside, the gated gravelled driveway provides ample parking and access to the double garage. The beautifully established grounds offer lawns, an entertaining terrace, kitchen garden, productive orchard and a raised deck with pergola overlooking the wildlife pond.

The courtyard provides a range of traditional outbuildings, including an impressive 30ft vaulted party barn or games room, workshop and access to the double garage, offering excellent versatility subject to any necessary planning consents.

Orchard Cottage is a truly special home, offering beautifully presented accommodation, wonderful grounds and excellent space for entertaining and enjoying the surrounding 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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Hainford

FULL OF CHARACTER AND
DISTINCTLY RURAL

Hainford is a small, attractive village in Broadland, around 8 miles north of Norwich. It offers a peaceful rural setting while remaining conveniently close to the city, making it popular with families and commuters.

The village sits on the A140, providing easy access to Norwich, Aylsham and the North Norfolk coast, with Norwich Airport also nearby. A car is useful for most day-to-day travel.

Hainford has a primary school, village hall, playing field, recreation facilities and the popular local pub, The Chequers. There is an active community with a range of clubs and activities.

The surrounding countryside offers plenty of opportunities for walking and cycling, while the Broads, Wroxham and Coltishall are close by. Norwich provides a wide choice of shopping, restaurants, culture and entertainment, and the North Norfolk coast is also within easy reach.

The village has a mix of traditional cottages, older houses and modern homes, often with gardens and countryside views. Overall, Hainford offers a quieter village lifestyle while remaining within easy reach of Norwich and the wider attractions of Norfolk.



Note from Sowerbys



“A truly special home, combining period character with stylish contemporary living.”



SERVICES CONNECTED

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

COUNCIL TAX

Band E.

ENERGY EFFICIENCY RATING

E. Ref:-9380-2558-3120-2205-0021.

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: ///sailors.gullible.pushy

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SOWERBYS

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