



THE STORY OF  
**Hiltons**  
*Choseley, Norfolk*

**SOWERBYS**



THE STORY OF

# Hiltons

Ringstead Road, Choseley, Norfolk  
PE31 8PQ

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Barn Conversion

Five Double Bedrooms

Three Bathrooms (Two En-Suite)

Four Reception Rooms

Countryside Views

Cart Barn and Garage

Two Miles from Thornham

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Centrally positioned in the unspoilt hamlet of Choseley, just two miles south of the ever-popular coastal village of Thornham, Hiltons is a beautifully arranged five-bedroom barn conversion that perfectly blends character with living space and versatility.

Elevated above open countryside, the property enjoys far-reaching rural vistas with glimpses towards the coast, offering a rare sense of peace and escape. It is set within a substantial converted barn and this impressive home is arranged over three floors. The ground floor is designed for both relaxed living and effortless entertaining, with a superb choice of reception spaces including a generous sitting room, formal dining room, a quiet study, and a sociable family kitchen with breakfast area. An elegant orangery further enhances the living space, inviting in natural light and providing a tranquil setting for large gatherings, board games or the quiet concentration of a jigsaw.

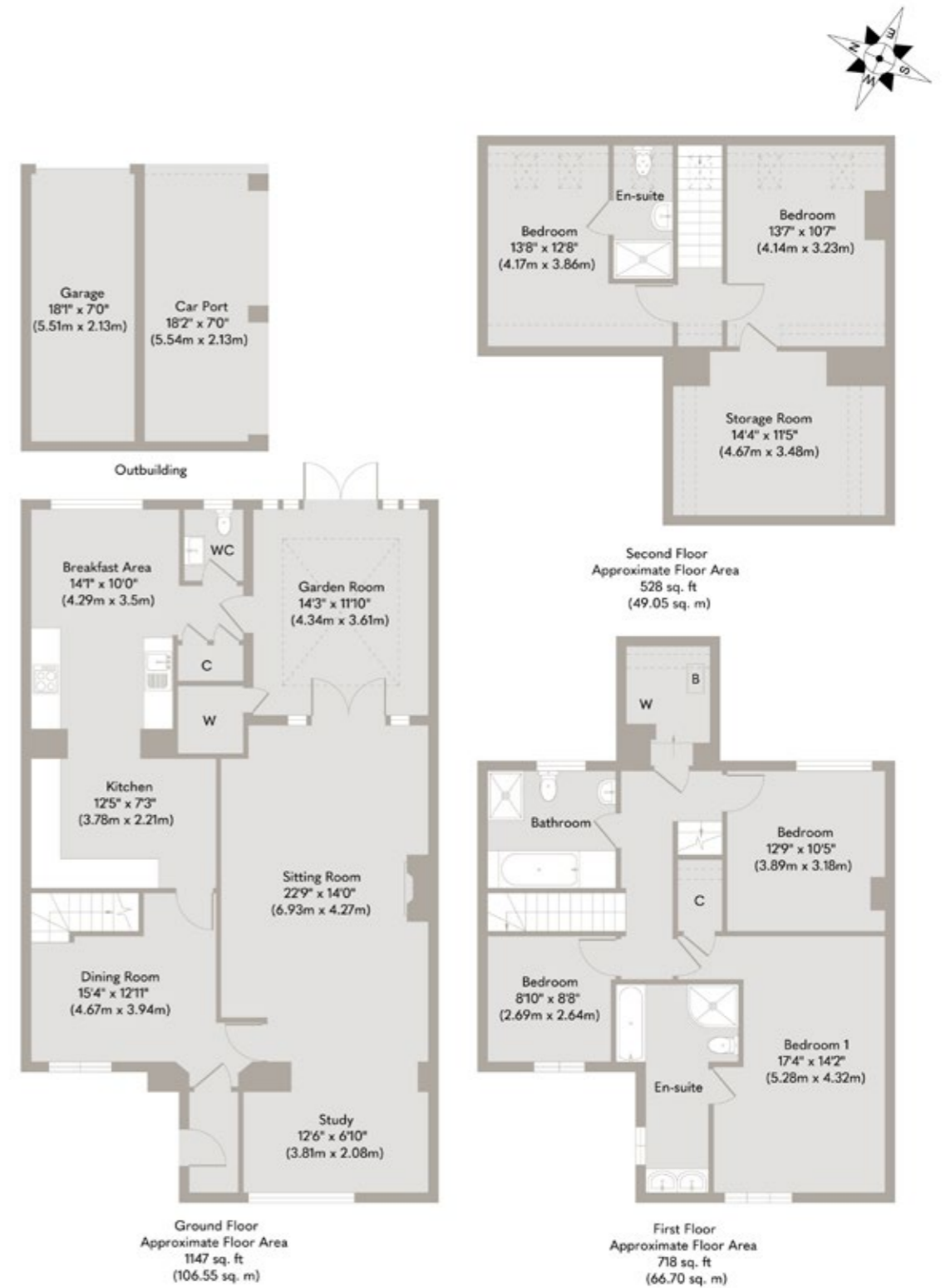
Upstairs, there are three well-proportioned double bedrooms, the principal suite has its own bath and separate shower, while the remaining two bedrooms are served by a stylish family bathroom. The second floor offers even more flexibility, with two additional double bedrooms, one with an en-suite shower room, while the other is complemented by a large adjoining storage room that has previously served as an occasional bedroom or playroom.

Outside, and to the rear, there is a fully enclosed paved garden providing a safe and low-maintenance space for outdoor dining and relaxation. To the front, there is ample gravelled off-street parking, alongside a cart shed parking bay and a separate garage.

Hiltons has long been cherished as both a private retreat and a successful holiday let, thanks to its generous accommodation and adaptable layout.







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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# Choseley

REMOTE HAMLET IN A  
QUIET FARMING AREA

Choseley is a small, secluded hamlet in North Norfolk, set within open farmland and wide, gently rolling countryside. It lies in a quiet rural position between the villages of Titchwell to the north and Docking to the south, forming part of a sparsely populated stretch of landscape close to the Norfolk coast.

Historically, Choseley is often described as a deserted medieval village, meaning that it was once a more established settlement but has since dwindled to just a handful of surviving buildings. Today, it consists mainly of isolated farmsteads and agricultural land, with the surrounding fields reflecting centuries of continuous farming use.

The area has a distinctly peaceful and remote feel, with long, straight country lanes connecting it to nearby villages and very little through-traffic.

Its proximity to the coastal village of Titchwell also places it near important natural and wildlife-rich areas, while Docking provides a slightly larger rural community with local services.

Together, these nearby settlements help situate Choseley within the broader landscape of North Norfolk's traditional farming belt, where quiet countryside and historic settlement patterns remain largely unchanged.



## Note from Sowerbys



“A home that strikes balance between charm and practicality, offering spaces that adapt easily to family life, entertaining, or quiet retreat.”



### SERVICES CONNECTED

Mains water and electricity. Oil fired central heating.  
Drainage via shared septic tank.

### COUNCIL TAX

Band E.

### ENERGY EFFICIENCY RATING

D. Ref:- 0036-2525-5600-0648-2292

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: ///stubborn.gong.dished

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# SOWERBYS

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