



THE STORY OF

# The Thatched House

*Hingham, Norfolk*

**SOWERBYS**



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# The Thatched House

18 Bond Street, Hingham, Norwich, Norfolk  
NR9 4HA

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Prime Town Centre Location

Detached Grade II Listed Home  
Brimming with Character Features

Versatile Self-Contained Studio  
Annexe with Shower Room

Generous Kitchen-Breakfast Room

Multiple Reception Rooms

Five Spacious Bedrooms

Boasting a Family Bathroom and an  
Additional Three Shower Rooms

Impressive Triple Garage with Four-  
Post Lift and a Double Garage  
with Additional Workshop

Mature And Private Landscaped Rear Garden

Ideal Blend of Traditional Charm  
and Modern Practicality

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**SOWERBYS WATTON OFFICE**

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A notably generous sitting room, beautifully balanced with character and light.



An exceptional opportunity to acquire a distinguished Grade II listed residence in the very heart of Hingham, The Thatched House is a home of rare calibre, combining elegant character, substantial accommodation and remarkable versatility. Perfectly positioned within a short stroll of the town's amenities, including the doctor's surgery, highly regarded school, and a collection of independent shops, this unique home offers the refinement of heritage architecture alongside the practicalities of modern family life.

This detached property is steeped in charm, with a wealth of original features that include exposed beams, ornate fireplaces and traditional detailing throughout. Its warm, inviting atmosphere is matched by a thoughtfully designed layout, offering a harmonious blend of formal and informal spaces ideally suited to both everyday living and entertaining on a grander scale.

At the heart of the home lies a generously proportioned kitchen-breakfast room, a bright and sociable space where natural light and traditional craftsmanship combine. A series of versatile reception rooms offer an abundance of choice, perfect for hosting guests, working from home, or enjoying moments of quiet retreat. From cosy winter evenings to wonderful garden views in the summer, this is a home that flows beautifully with the seasons.



Ascending to the first floor, the accommodation continues to impress. Five generously sized bedrooms allow for a range of configurations to suit the needs of modern family life. The family bathroom as well as an additional three shower rooms, ensures convenience for all.







Enhancing the appeal further is a fully self-contained studio annexe, complete with shower room and independent access. Ideal for multi-generational living, visiting guests, or as an inspiring home office, this valuable addition offers immense flexibility.

Externally, the property's offering is no less impressive. A rare combination of a triple garage with a four-post lift, an additional double garage, workshop and store provides outstanding scope for storage, hobbies, or business use, all within a central town setting.

The mature, landscaped rear garden offers a private haven, with established planting and carefully curated spaces designed for relaxation and entertaining. From morning coffee in a secluded corner to summer evenings spent beneath the stars, this garden provides an ever-changing canvas of seasonal beauty.

Situated in a vibrant and historic market town, The Thatched House enjoys the benefits of community living without compromise on space, style or privacy. This is a home that truly stands apart, one that encapsulates period charm, architectural integrity and an exceptional standard of living.

For those seeking a home of stature, with the flexibility to meet a wide array of lifestyle requirements, The Thatched House represents a rare and distinguished opportunity.



Thoughtfully landscaped and lovingly maintained, this garden invites both lively gatherings and tranquil solitude.





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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# Hingham

DISCOVER THIS 18TH CENTURY  
"LITTLE LONDON"

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

In the 18th century, Hingham earned the nickname "Little London" when members of high society chose to build elegant homes and settle here, bringing with them a refined charm that still shapes the town today.

The local shops reflect the character of a traditional market town while offering everything needed for modern life. Despite the easy reach and appeal of nearby Norwich, Hingham continues to thrive with a strong sense of community and independence. Amenities include a family butcher, The White Hart pub, a well-regarded primary school, library, Lincoln's of Hingham café, excellent health centre, doctors' surgery, dentist, and a brilliant Sports Centre with a wide range of activities and a Social Club. Regular bus services connect Hingham to Wymondham, Attleborough, Watton, Dereham, and Norwich.

Just 6.7 miles away, Wymondham is a vibrant and historic market town with a wide selection of amenities, highly regarded schools, supermarkets, independent shops, pubs and cafés. It also benefits from a direct train line to Norwich and Cambridge, making it ideal for commuters and day-trippers alike.

Norwich itself lies just 17 miles away, offering a rich mix of cultural attractions, shopping, dining and travel connections, including an international airport.



*Note from Sowerbys*



"Behind its thatched roof and period façade lies a home that has been lovingly curated for modern life, without losing its charm."



## SERVICES CONNECTED

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

## COUNCIL TAX

Band F.

## ENERGY EFFICIENCY RATING

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

## TENURE

Freehold.

## LOCATION

What3words: ///fillings.torch.ambient

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# 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.



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