



Stone Lane | Hingham | NR9 4LH

Asking Price £480,000

twgaze

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A charming four bedroom detached period cottage situated in a tucked-away location within the popular village of Hingham. Offering flexible accommodation, a beautiful wrap-around garden, and off-road parking for three vehicles, this characterful home combines privacy, versatility, and village charm.

- Four bedroom
- Sitting room, formal dining room, study and yoga room
- Main bedroom with dressing room and en suite
- Secluded patio seating area
- Detached period cottage
- Kitchen and utility room
- Wrap around beautiful cottage garden
- Off road parking for three vehicles

Location

Hingham is conveniently placed for access to the vibrant market towns of Wymondham and Attleborough and the well known Wymondham College. The city of Norwich with its widely regarded cultural, shopping, entertainment and educational facilities lies around 15 miles away via the B1108. This trunk road enables good access to such Norwich destinations as The Research Park, Norwich and Norfolk Hospital and the UEA. The city has a mainline railway service into London Liverpool Street, a journey scheduled to take around two hours and a short drive to Attleborough Railway Station offers direct train links to both Cambridge and Stanstead Airport. There is the Popular White Hart Hotel and public house and an interesting collection of shops, a butchers, a bakery and other small businesses. Hingham Primary School and Hingham Doctors Surgery are a two minute walk from the property.





The Property

An exceptional period cottage of considerable charm and character, beautifully combining elegant period features with generous and versatile accommodation. Approached via a storm porch, the property opens into an impressive reception hall, setting the tone for the wealth of character that lies beyond. The principal reception rooms are both welcoming and well proportioned. The delightful sitting room enjoys attractive views over the gardens, whilst the study provides an ideal space for home working and benefits from patio doors opening onto the gardens beyond. A dedicated yoga room offers further accommodation and could equally serve as a hobbies room, playroom or additional reception space. The formal dining room provides an elegant setting for entertaining and is enhanced by a wood-burning stove, creating a wonderful focal point. The heart of the home is the kitchen/breakfast room, offering an excellent space for both every day living and informal dining, complemented by a utility room, cloakroom and conservatory. A useful storage room provides excellent space for bicycles and outdoor equipment. To the first floor, the impressive principal bedroom suite enjoys the luxury of a dressing room and en-suite shower room. Three further well-proportioned bedrooms are served by a family bathroom, completing the accommodation. This handsome and highly individual residence offers a rare opportunity to acquire a home of character, with beautifully balanced living space ideally suited to modern family life.

Outside

Accessed via a traditional five bar gate, the property opens onto a driveway providing off road parking for three vehicles, together with a useful wood store. A further gate leads through to the rear garden, which has been beautifully landscaped and is immaculately maintained, featuring a well-kept lawn with established and thoughtfully planted flower and shrub borders. The garden is particularly private and secluded, complemented by a paved patio seating area, ideal for outdoor dining and entertaining.

Services:

Mains electricity, mains water, mains drains and oil central heating with air source heat pump.

How to get there:

What3words: [///skippers.importing.roofs](https://www.what3words.com/skippers.importing.roofs)

Viewing:

By appointment with TW Gaze.

Freehold

Council Tax: E

Anti-Money Laundering, Terrorist Financing and Transfer of funds Regulations 2017.

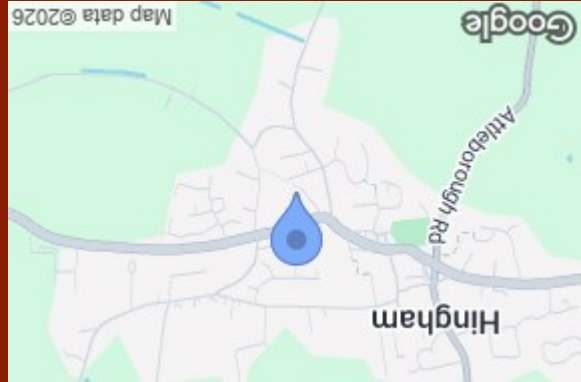
In line with the regulations, TW Gaze are legally required to carry out AML due diligence checks on all proposed legal purchasers involved in the transaction. A charge of £25.00 + VAT (£30.00 Inc VAT) processing fee is applicable for each purchaser once an acceptable offer is agreed.

Ref: 2/20254

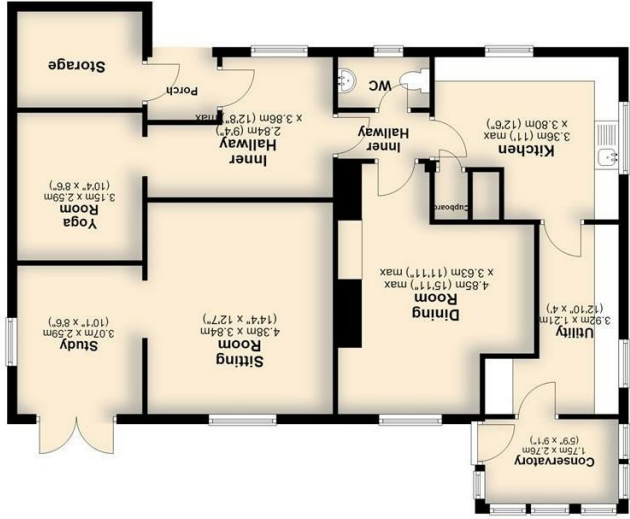
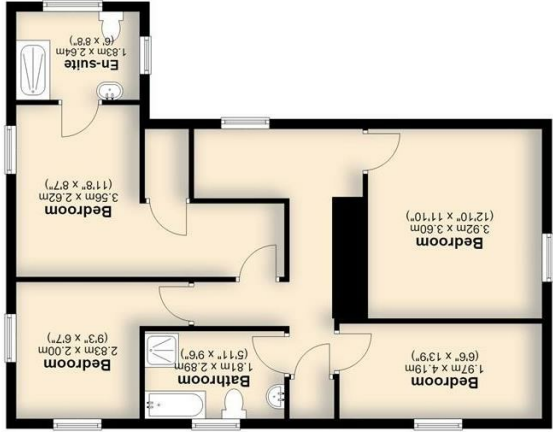
33 Market Street
 Wymondham
 Norfolk
 NR18 0AJ
 01953 423 188
 info@twgaze.co.uk

Energy Efficiency Rating	
Very energy efficient - lower running costs	Very energy inefficient - higher running costs
A (93-100)	G (1-20)
B (81-92)	F (21-30)
C (69-80)	E (31-40)
D (55-68)	D (41-54)
E (39-54)	C (55-68)
F (21-30)	B (69-80)
G (1-20)	A (93-100)
Current	Potential

EU Directive 2002/91/EC
 England & Wales



Total area: approx. 171.0 sq. metres (1840.3 sq. feet)



Approx. 99.5 sq. metres (1071.4 sq. feet)