



THE STORY OF
17 Hill Road
Ingoldisthorpe, Norfolk

SOWERBYS



THE STORY OF

17 Hill Road

Ingoldisthorpe, Norfolk
PE31 6NZ

Charming Village Cottage Overlooking the Duck
Pond

Peaceful and Desirable Village Setting

Bright Sitting Room with Picturesque Views

Kitchen Leading to Garden Room

Two Well-Proportioned Bedrooms

Private Rear Garden

Garage and Off-Road Parking

North Norfolk Coast Within Easy Reach

Close to the Royal Sandringham Estate

No Onward Chain

SOWERBYS HUNSTANTON OFFICE

01485 533666

hunstanton@sowerbys.com





Situated in the heart of a peaceful and desirable village, this charming cottage enjoys an enviable position overlooking the picturesque village duck pond, while being just a short drive from the stunning North Norfolk coastline and the renowned Royal Sandringham Estate.

The property offers a light and airy sitting room with delightful views across the village pond, creating a welcoming and relaxing living space. To the rear, the well-appointed kitchen leads through to a garden room, providing an ideal space for enjoying views of the garden throughout the seasons.

On the first floor are two well-proportioned bedrooms and a family bathroom.

Outside, the property benefits from a private rear garden, perfect for outdoor enjoyment, with a gate providing convenient access to the parking area and garage beyond.

Offered for sale with no upward chain, this delightful village cottage presents an excellent opportunity for those seeking a permanent home, holiday retreat, or investment property in one of Norfolk's most desirable locations.

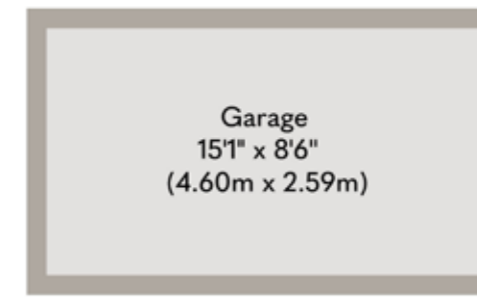


Our favourite nearby spot is Snettisham Beach - easy parking, walks toward Heacham, and great west-facing sunsets.

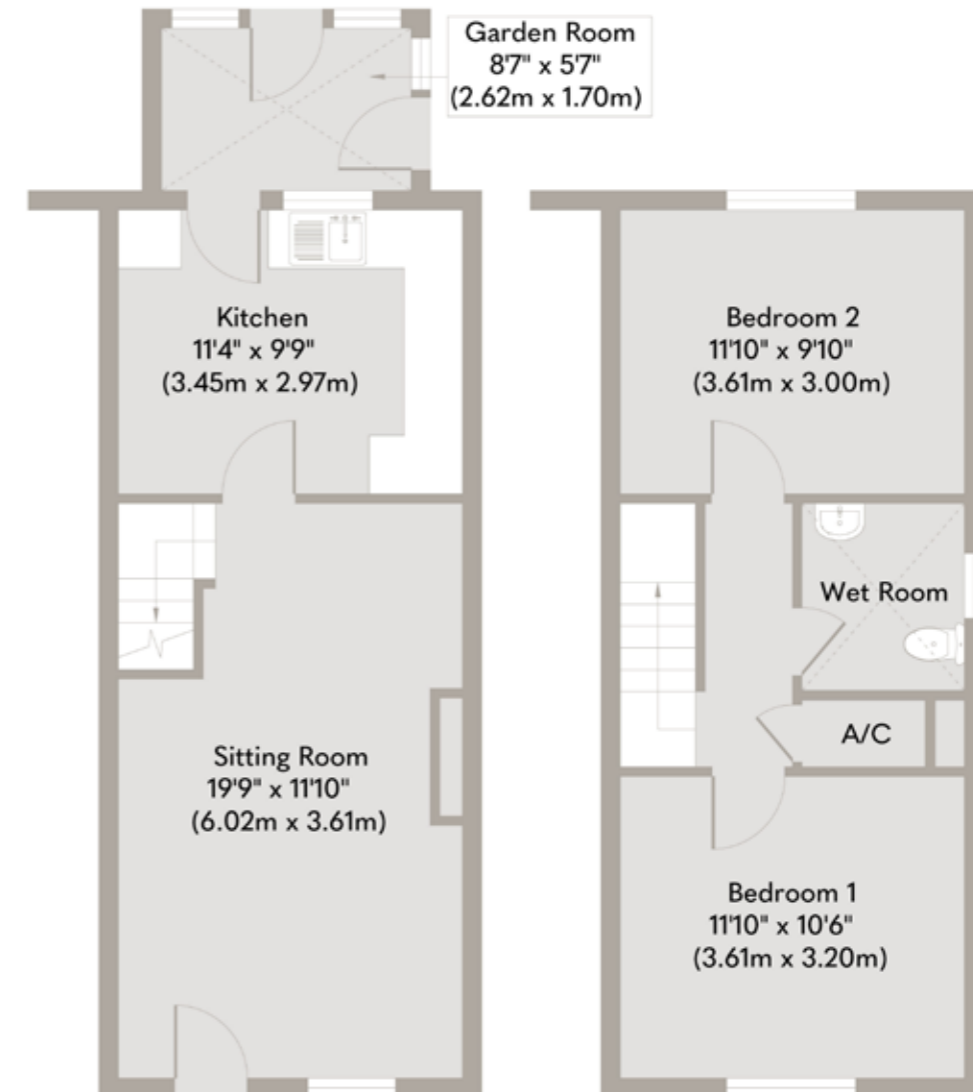




This property features a sweet, manageable garden with plenty of sunlight, ideal for relaxing or sunbathing.



Garage



Ground Floor
Approximate Floor Area
407 sq. ft
(37.81 sq. m)

First Floor
Approximate Floor Area
353 sq. ft
(32.79 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.

Copyright V360 Ltd 2026 | www.houseviz.com

Ingoldisthorpe

A SLOWER PACE OF LIFE IN A
PRETTY VILLAGE

Following the old coast road east from King's Lynn, Ingoldisthorpe captures the essence of Norfolk's wonderfully unhurried way of life. Positioned between the popular villages of Dersingham and Snettisham, and moments from the Wash coastline, the village enjoys a peaceful setting surrounded by open countryside and expansive Norfolk skies.

Life here revolves around community, countryside and coast. St Michael's Church, the village hall and sports and social club all play an important role in village life, hosting regular events and activities throughout the year. The highly regarded primary school continues to make the village particularly appealing for families looking to enjoy a more relaxed pace of living whilst remaining well connected.

Everyday amenities are close at hand in neighbouring Snettisham and Dersingham, where residents can enjoy convenience stores, cafés, traditional pubs, schooling and healthcare facilities. Snettisham has become especially well known for its vibrant food scene and independent businesses, with popular dining spots, farm shops and artisan food producers drawing visitors from across the county. Poppyfields retail park and The Granary offer antiques, crafts and independent shopping, adding further character to the area.

The coastline is one of the region's greatest attractions, with nearby beaches at Heacham, Hunstanton and Brancaster providing opportunities for sailing, paddleboarding, coastal walks and spectacular sunsets across The Wash. For commuters and those seeking wider amenities, King's Lynn is within easy reach, offering direct rail services to London King's Cross alongside a broad selection of shopping, leisure and cultural attractions.



Note from the Vendor



“We’ve loved the cottage charm, pond views, and bright, sunny rooms.”



SERVICES CONNECTED

Mains electricity, water and drainage. Gas central heating.

COUNCIL TAX

Band B.

ENERGY EFFICIENCY RATING

To be confirmed.

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: ///fracture.riskiest.rop

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

Sowerbys Estate Agents Limited is a company registered
in England and Wales, company no: 05668606.
Registered office 23 Tuesday Market Place, King's Lynn, England, PE30 1JJ

