



Drift House

Hindringham, Norfolk

SOWERBYS



Drift House

Great Snoring Road, Hindringham, Norfolk
NR21 0PG

Detached Country Home in an
Exceptional North Norfolk Setting

Set Within Beautifully Landscaped
Grounds of Over an Acre (STMS)

Principal Bedroom with Balcony, En-
Suite and Dressing Room

High Specification Kitchen within a Superb
Open-Plan Kitchen/Dining Space

Large Patio Wrapping Around the Home

Substantial Garage with Extensive Off-
Street Parking and Gated Entrance

Fantastic Detached Garden Cabin With
Sauna and Air Conditioning and Heating

Glorious Field and Countryside Views

Sold with No Onward Chain

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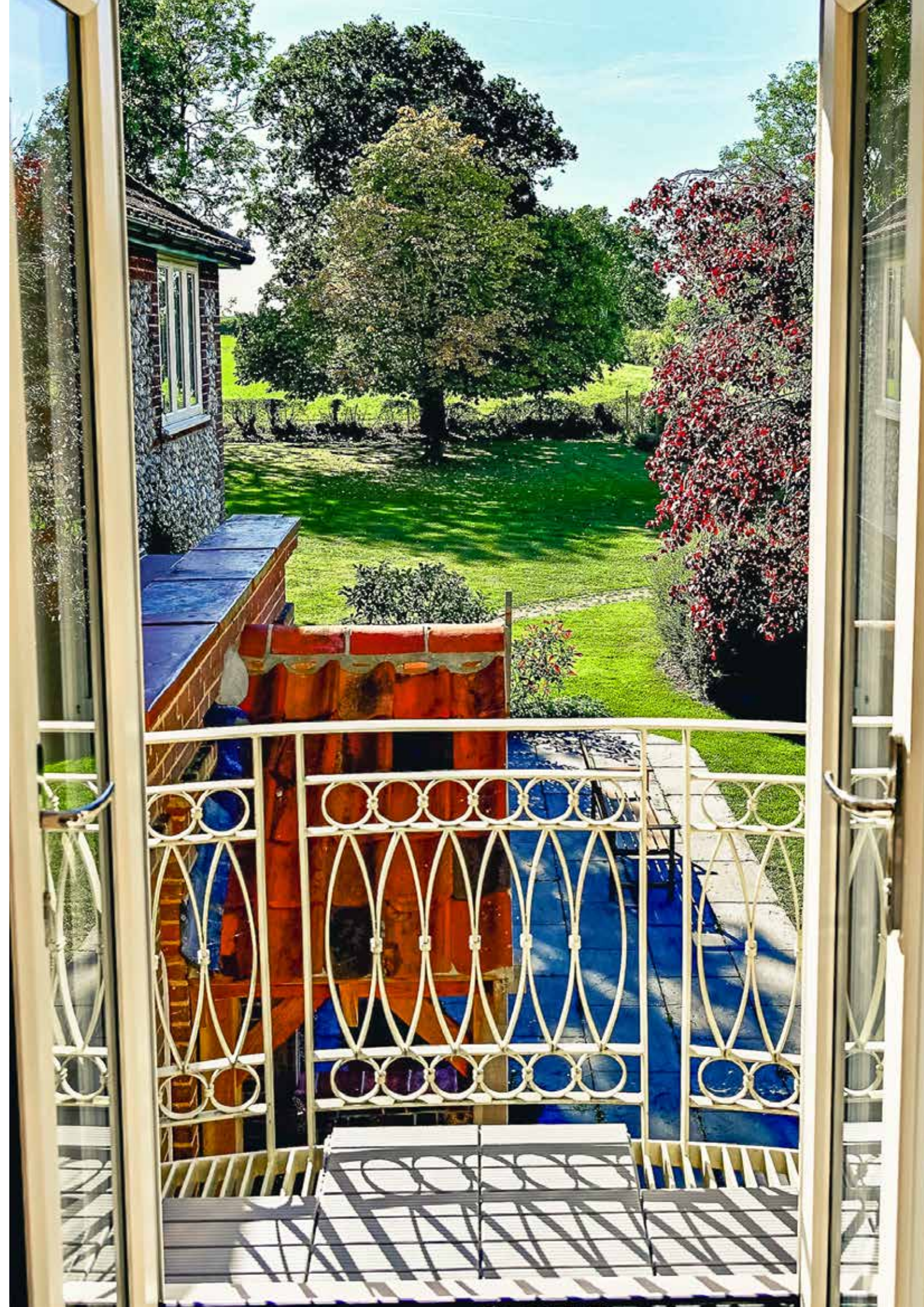
Drift House is an exceptional detached country home occupying a truly wonderful plot of over an acre (STMS), where space, privacy and far-reaching countryside views come together in a particularly special setting. Substantial in both accommodation and grounds, this is a home that has been thoughtfully renovated and enhanced internally and externally, creating a beautifully considered property with abundant versatility.

Approached via a gated entrance, a generous driveway provides plenty of off-street parking alongside a substantial garage with remote controlled roller door, while the grounds immediately convey a wonderful sense of space and seclusion. The gardens have been entirely relandscaped, creating a series of distinct areas to enjoy throughout the seasons, with sweeping lawns, mature trees and planting framing the house and its rural surroundings.

With over 2,800 sq. ft. of accommodation, Drift House continues to impress. The ground floor provides three generous reception rooms with the principal sitting room further enhanced by a beautiful inglenook fireplace. A country style kitchen, complemented by a vast open plan dining area creates the social hub of the home – a brilliant space for entertaining. The light-filled garden room has a vaulted ceiling and Velux windows. A further reception space and a versatile room, currently used as an office, could potentially be a further reception space or a fifth bedroom, with french doors opening directly onto the patio and gardens. A WC and a sizeable utility room complete the ground floor.

Upstairs, four well-proportioned bedrooms provide comfortable family accommodation. The principal bedroom is particularly appealing, with its own balcony, together with a stylish en-suite and a separate dressing room. A large family bathroom has a bath, separate shower, and a walk-in airing cupboard housing the hot water tank and with ample shelving, and there's an additional separate WC.







Outside is where Drift House truly comes into its own. A substantial patio stretches around three sides, providing an exceptional area for outdoor dining, entertaining and enjoying the meticulously landscaped gardens throughout the day and into the evening. An almost Tuscan-inspired raised-bed area includes gravelled surrounds, mature planting and two greenhouses, and various sheds and outbuildings take care of the practical aspects. An outdoor kitchen makes entertaining effortless and a charming summerhouse provides yet another peaceful spot within the gardens, whilst a large, lined wildlife pond is a haven for birds, insects and other garden visitors.

Another string to the Drift House bow is the fantastic, detached garden cabin, which offers a remarkably versatile additional space and is already equipped with a sauna, air conditioning and heating. Whether used as a home gym, wellness space, studio, office, entertaining room or simply somewhere to escape to, it adds another dimension to an already impressive property.

The extensive improvements undertaken by the current owners are evident throughout, with a comprehensive programme of internal renovation and a complete transformation of the gardens.

The setting is wonderfully peaceful, yet far from isolated. Drift House lies within the highly regarded North Norfolk village of Hindringham, with its attractive rural character and easy access to the coast and countryside. With its substantial accommodation, extensive garaging and parking, exceptional grounds, versatile garden cabin, and far-reaching countryside outlooks, Drift House offers a rare opportunity to acquire a truly special North Norfolk home, and one sold with no onward chain.



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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Hindringham

A PEACEFUL VILLAGE WITH
HERITAGE AND COASTAL BEAUTY
NEARBY



Hindringham is a charming rural village, perfectly positioned near the unspoilt North Norfolk coast. The village has a striking 14th-century church, St Martin's, set behind a picturesque row of flint cottages. The village also has a welcoming community, with a village hall and a well regarded primary school, as well as a community run pub - The Hindringham Pavilion - open on Friday evenings and for coffee on Saturday mornings.

The breathtaking North Norfolk coast, with its vast beaches and salt marshes, is also within easy reach.

Hindringham sits between three vibrant towns: Fakenham, known for its National Hunt Racecourse and excellent amenities, Wells-next-the-Sea, with its beautiful sandy beach and seaside attractions, and the elegant Georgian town of Holt. Holt is a thriving hub of independent shops, cafés, and traditional traders, including a butcher, fishmonger, and greengrocer. A local landmark, family run Bakers and Larners department store offers everything from fine foods to homewares. Holt has been home to the well regarded Gresham's School since 1555.

With its peaceful rural charm, rich history, and easy access to both countryside and coast, Hindringham is a truly special place to call home.



SERVICES CONNECTED

Mains electricity and water. Drainage to treatment plant. Oil fired central heating with underfloor heating to the ground floor and radiators upstairs. Starlink satellite wifi installed. Multiple external electricity points installed throughout the grounds and outbuildings.

COUNCIL TAX

Band G.

ENERGY EFFICIENCY RATING

D. Ref:- 2647-3066-3201-7056-7204

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: /// plan.curly.shortage

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SOWERBYS

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