



THE STORY OF

14 The Street

Hindolveston, Norfolk

SOWERBYS



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Hindolveston, Norfolk
NR20 5BU

Grade II Listed Cottage Believed to
Date from the 17th Century

Rare Opportunity to Renovate and
Create a Bespoke Village Home

Character Features Including Vaulted
Ceilings, Exposed Brick and Flint Walls

Spacious Sitting Room with Impressive
Fireplace and Wood-Burning Stove

Versatile Accommodation with Two
Bedrooms Plus Attic Room

Studio Offering Excellent Home
Office or Creative Space

Generous Gardens and Grounds Approaching
One-Third of an Acre (STS)

Extensive Driveway Parking and Attached Garage

Solar Panels Providing Electricity and Hot Water

Offered with No Onward Chain

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Believed to date from the 17th century, 14 The Street is a captivating Grade II Listed cottage that perfectly encapsulates the charm and individuality of Norfolk's historic homes. Rich in character, with exposed brick and flint walls, vaulted ceilings and an impressive inglenook-style fireplace, this is a home with an unmistakable sense of history and personality.

While the cottage would now benefit from a comprehensive programme of renovation and, if desired, thoughtful reconfiguration, it presents a genuinely rare opportunity to create a bespoke village home of considerable distinction. Whether restoring its period charm or sympathetically introducing contemporary comforts, the potential to personalise and enhance this remarkable property is exceptional.

The accommodation is both generous and versatile, centred around a striking vaulted kitchen and dining room that forms the heart of the home, flowing through to a conservatory overlooking the gardens. The spacious sitting room is full of warmth and character, with its magnificent open fireplace and wood-burning stove providing a wonderful focal point. A ground floor bedroom, wet room and adjoining studio offer excellent flexibility for guests, home working or multigenerational living.

Upstairs, the principal bedroom enjoys en suite facilities, while a staircase continues to a useful attic room, offering additional adaptable space.





A cottage that immediately captures the imagination, 14 The Street is rich with the kind of character and individuality that makes Norfolk's historic homes so special



Outside, the cottage sits comfortably within grounds approaching one-third of an acre (subject to survey), set back from the village street behind mature hedging. A generous driveway provides extensive parking alongside an attached garage, while the beautifully established rear garden offers an abundance of space, privacy and maturity, with sweeping lawns, terraces and colourful planting creating a wonderful backdrop for outdoor entertaining or quiet enjoyment.

Further benefits include oil-fired central heating, solar panels providing both electricity and hot water, and the significant advantage of no onward chain, allowing a purchaser to begin the next chapter without delay.

For those seeking a character-filled period home with the opportunity to restore, reimagine and ultimately create something truly special, 14 The Street represents an increasingly rare and exciting proposition.



Floorplan to follow



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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Hindolveston

A STRONG SENSE OF COMMUNITY
AND A FINE MARKET TOWN

A small friendly village in the heart of Norfolk with a close knit community. The village hall is a hive of activity, hosting many clubs and crafts, as well as bowls and a Friday night bar. Cinema nights are held through the winter months, and there's also a farm shop within the village. The Recreational Ground offers a large open space for general sports such as football or cricket, a children's play area and The Millenium Pavilion, which opened in the year 2000 and frequently hosts the Parish Council and is also available for private hire. The church of St George the Martyr was built in 1932 after the original church fell down in 1892.

Hindolveston is ideally situated between three popular market towns; Holt, Fakenham and Dereham. A strong sense of community thrives among the proud residents and local businesses of Holt, and many of the latter champion the local 'Love Holt' initiative which waves the flag for the independent shops that add vibrancy to the Georgian town centre. Throughout the year, there are plenty of local events including a summer Holt Festival and 1940s Weekend, which takes over the town and 'Poppy Line' heritage railway that runs between here and Sheringham.



Note from Sowerbys



"The garden is a real highlight - a beautifully established space with mature planting, generous lawns and even its own grape vines, creating a wonderfully unique outdoor retreat."



SERVICES CONNECTED

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

COUNCIL TAX

Band D.

ENERGY EFFICIENCY RATING

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

TENURE

Freehold.

LOCATION

What3words: ///unsightly.wreck.civic

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SOWERBYS

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