



September Cottage, The Street, Hindolveston

Guide Price £260,000

Minors & Brady



September Cottage, The Street

Hindolveston, Dereham

Guide Price: £260,000 - £280,000. A picture-perfect brick and flint cottage with countryside charm at every turn. Tucked away in the desirable village of Hindolveston, this beautifully presented home blends character features with thoughtful modern updates, creating a space that feels both inviting and practical. The spacious sitting and dining room, complete with a wood-burning stove, forms a warm and welcoming heart to the home, while the stylishly finished kitchen adds a touch of contemporary quality. Upstairs, three generous double bedrooms provide flexibility, with the upper floors enjoying far-reaching field views that enhance the sense of peace and escape. Outside, the garden offers a wonderful mix of lawn, planting and outbuildings, ideal for relaxing, growing or entertaining throughout the seasons. With off-road parking and a truly rural setting, this is a home that delivers both lifestyle and charm in equal measure.

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- No Chain!
- Spacious lounge/diner with wood-burning stove and oak flooring
- Stylish, high-quality fitted kitchen with excellent storage and workspace
- Three generous double bedrooms arranged over two floors
- Far-reaching countryside views from the upper floor bedrooms
- Ground floor shower room and practical boot room/porch
- Large, enclosed rear garden with lawn, patio areas and outbuildings
- Off-road parking and a peaceful village setting
- Character features throughout, including exposed beams and a traditional stable door entrance





September Cottage, The Street

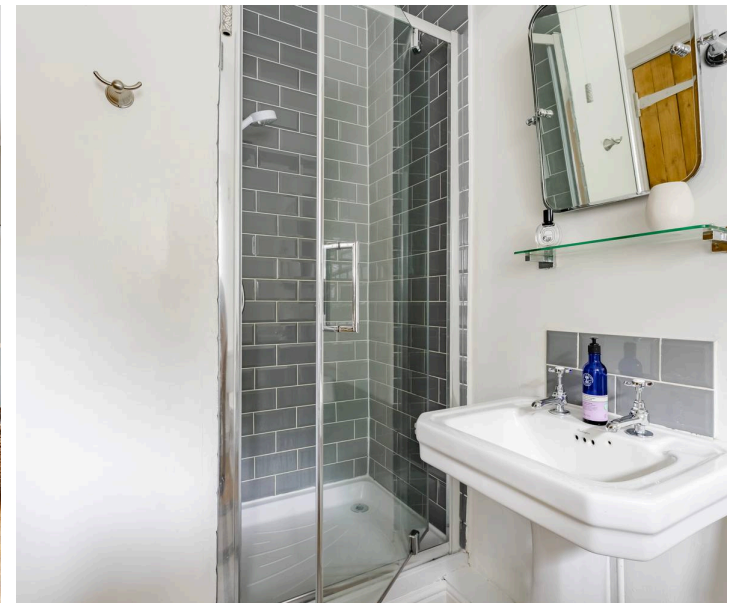
Hindolveston, Dereham

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating: F



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The Location

Hindolveston is a charming village tucked into the heart of North Norfolk, surrounded by gentle rolling countryside, hedgerows, and open meadows. It's a peaceful spot for anyone who enjoys being outdoors, with plenty of walking and cycling opportunities. The Weavers' Way, a long-distance trail, passes through the village, linking it to other scenic parts of Norfolk and offering easy access to the countryside.

Village life in Hindolveston is relaxed and welcoming. With around 600 residents, it has a close-knit, friendly feel. The village hall is the heart of the community, hosting events like film nights, seasonal celebrations, and local gatherings, including a popular Friday night bar and **M&B** THE VILLAGE HALL



Ground Floor

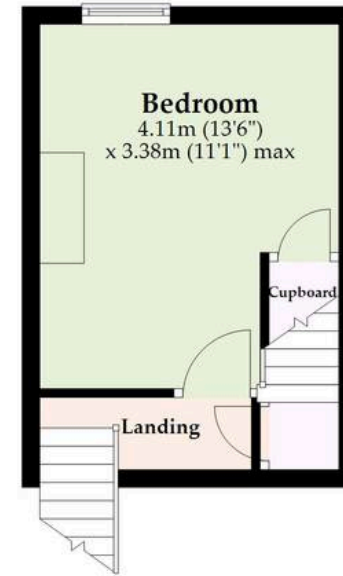
Approx. 36.4 sq. metres (391.9 sq. feet)



Summer house
1.57m x 2.06m
(5'2" x 6'9")

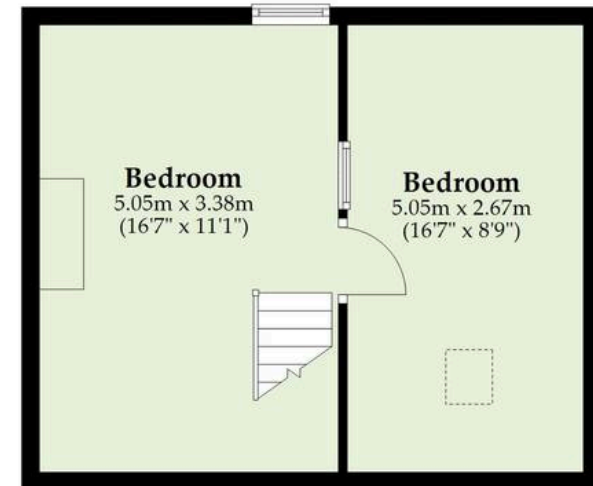
First Floor

Approx. 17.0 sq. metres (182.9 sq. feet)



Second Floor

Approx. 31.0 sq. metres (334.2 sq. feet)



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Total area: approx. 84.4 sq. metres (908.9 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floorplan 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. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Plan produced using PlanUp.

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dereham@minorsandbrady.co.uk



01362 700820



9a Market Place, Dereham, NR19 2AW

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