



31

THE STORY OF

31 Station Road

Hillington, Norfolk

SOWERBYS



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31 Station Road

Hillington, Norfolk
PE31 6DE

No Onward Chain

South Facing Garden

Characterful Period Home

Four Generous Bedrooms

Principal Bedroom with En-Suite

Open-Plan Reception/Dining Room

Kitchen/Breakfast Room

Utility Room and Pantry

Garage and Off-Road Parking

Peaceful Village Location Near The
Royal Sandringham Estate

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There is something reassuringly timeless about this charming village home, peacefully positioned within Hillington with views towards the church and easy access to both the Norfolk coast and nearby cities. Believed to have evolved from traditional cottages, the property retains much of its original character while offering comfortable modern living.

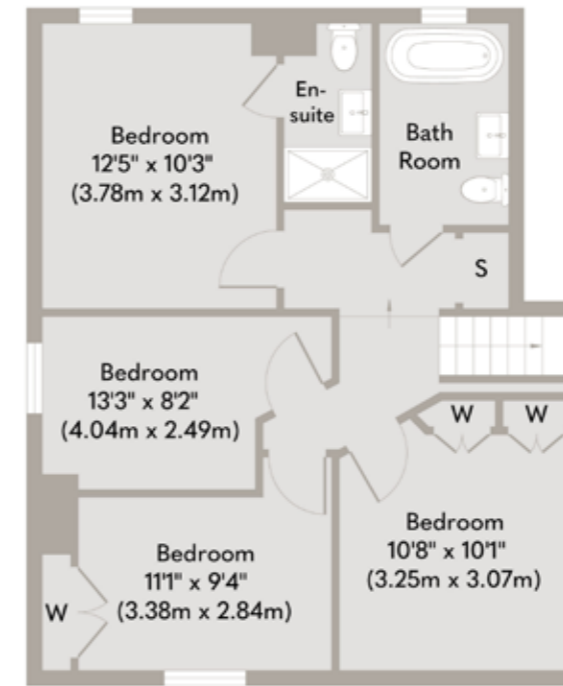
At the heart of the home is a welcoming open-plan sitting and dining room, centred around a striking fireplace incorporating the original brick bread oven. The kitchen/breakfast room overlooks the garden and is filled with natural light, complemented by a utility room, pantry and a versatile study or boot room area that suits modern family life and home working.

Upstairs, four generously sized bedrooms provide flexible accommodation for families, guests or those needing additional workspace. The principal bedroom benefits from an en-suite shower room, while a beautifully appointed family bathroom featuring a freestanding roll-top bath serves the remaining bedrooms.

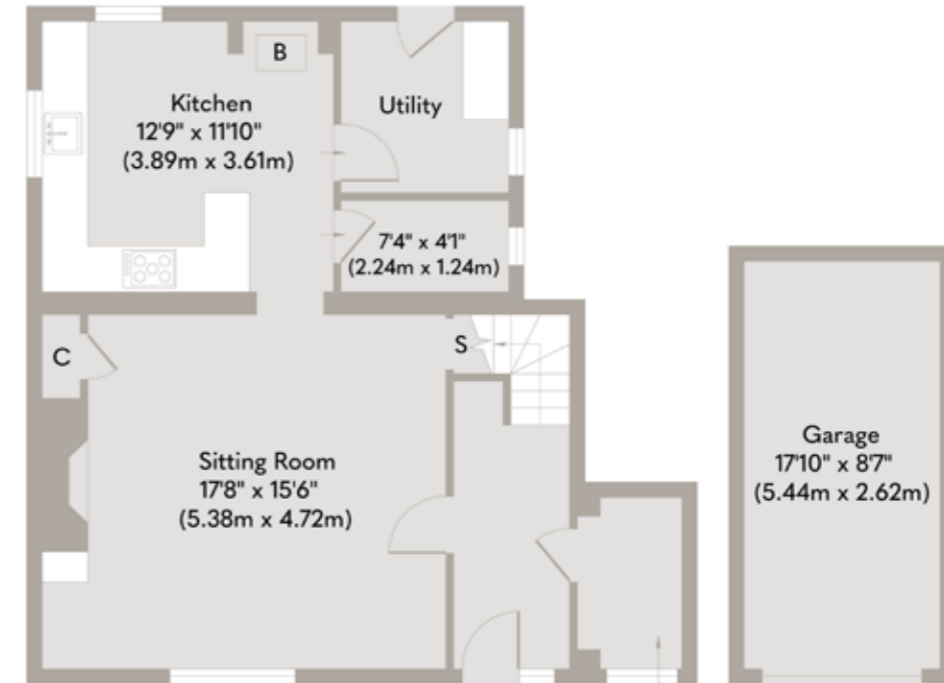
Outside, the property occupies a generous corner plot with private lawned gardens framed by mature trees, established planting and hedging. A sunny patio creates an ideal space for outdoor dining and entertaining, while a single garage and off-road parking add practicality.

Combining character, comfort and space, this is a home that offers a wonderfully relaxed village lifestyle while remaining well connected. With Brancaster, Wells-next-the-Sea, King's Lynn and Norwich all within easy reach, it provides the perfect balance between countryside tranquillity and convenience.



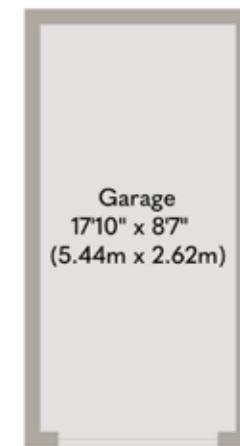


First Floor
 Approximate Floor Area
 620 sq. ft
 (57.58 sq. m)



Ground Floor
 Approximate Floor Area
 657 sq. ft
 (61.00 sq. m)

7'6" x 4'7" (2.29m x 1.40m)



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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Hillington

A THRIVING COMMUNITY IN A BEAUTIFUL COUNTRYSIDE SETTING

A small village situated a few miles outside King's Lynn, Hillington is on the edge of the Royal Estate of Sandringham with Sandringham House, Woods and other Royal villages such as West Newton and Anmer just a short drive away.

The village amenities include a village shop/garage/post office, the renowned Ffolkes Arms Hotel, and the local church. Hillington is ideally located for access to King's Lynn, Fakenham and the North Norfolk Coast, with many great pubs, walking and leisure facilities all within half an hour. For the keen golfers there are courses nearby at King's Lynn and Middleton, and slightly further away are the challenging links courses of Hunstanton and the Royal West Norfolk at Brancaster.

With Cambridge, Peterborough and Norwich all within an hour's drive and a direct rail line into London King's Cross arriving in the capital in just 1 hour 40 minutes, King's Lynn continues to attract a growing number of professionals seeking an easy commuter route. It's easy to see the appeal of this central location with a clutch of high street retailers and independent restaurants in the town's Vancouver Centre. The Majestic Cinema and King's Lynn Alive Corn Exchange are the place to catch a film or show, or check out what's on at St George's Guildhall, the UK's largest surviving medieval guildhall, today a vibrant arts centre.



Note from the Vendor



“A wonderfully peaceful home, with a garden and patio that enjoy the sun all day.”



SERVICES CONNECTED

Mains connected water and electricity. Private drainage to septic tank. Oil fired central heating.

COUNCIL TAX

Band C.

ENERGY EFFICIENCY RATING

D. Ref:-7900-4009-0222-4492-3453

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: ///trapdoor.protest.suspended

AGENT'S NOTE

The property is subject to a portion of flying freehold with a first floor section of the neighbouring property sitting over a ground floor section of this home.

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

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