



THE STORY OF

Hill House

Cranworth, Norfolk

SOWERBYS



THE STORY OF

Hill House

High Common, Cranworth, Thetford, Norfolk
IP25 7SX

Extended Detached Cottage in a
Picturesque Countryside Setting

Beautifully Presented with a Wealth
of Charm and Character

Three Well-Proportioned Bedrooms

Stylish Bathroom and Separate Shower Room

Kitchen with Countryside Views,
Ideal for Modern Living

Light-Filled Garden Room Perfect
for Dining or Relaxing

Spacious Sitting Room with
Characterful Wood Burner

Landscaped Gardens with Lawns,
Borders and Seating Areas

Additional Land to the Rear,
Ideal for Keen Gardeners

Double Garage and Useful Outbuildings

SOWERBYS DEREHAM OFFICE

01362 693591

dereham@sowerbys.com



Set within idyllic countryside surroundings, this beautifully extended detached cottage offers a perfect blend of charm, comfort and lifestyle, creating a peaceful retreat away from the pace of everyday life. From the moment you step inside, the home exudes warmth and character, with thoughtfully presented accommodation that flows effortlessly.

At the heart of the home, the kitchen and garden room are welcoming and sociable spaces, ideal for both everyday living and entertaining, all framed by views across the surrounding landscape. The garden room adjoined to the kitchen is a real highlight, offering a light-filled space to relax, dine or simply enjoy the changing seasons.

The sitting room is both spacious and light, centred around a charming wood burner that adds to the home's character, while large windows draw in natural light and capture far-reaching countryside views, seamlessly connecting inside and out.

Upstairs, three inviting bedrooms provide restful spaces, complemented by a stylish bathroom, finished with a modern yet sympathetic touch.

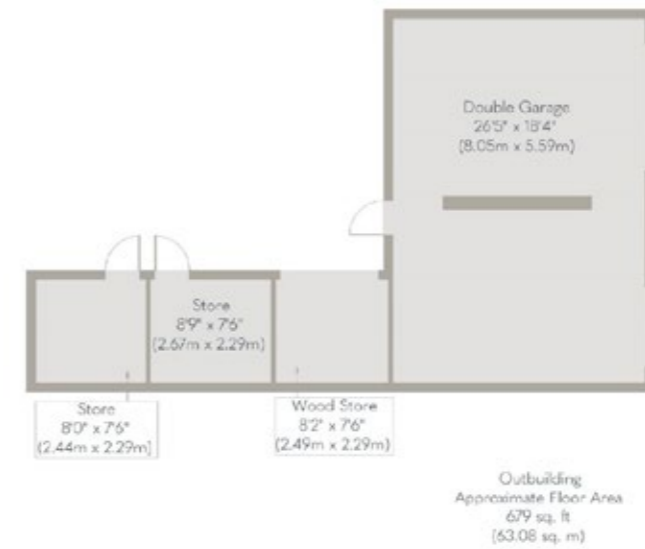
Outside, the gardens are a true sanctuary. Beautifully maintained lawns, well-stocked borders, and private seating areas provide the perfect backdrop for outdoor living. The addition of extra land to the rear, purchased by the current owners, further enhances the space, offering excellent potential for keen gardeners or those seeking a little more freedom outdoors. A double garage and useful outbuildings complete the offering, ensuring practicality sits comfortably alongside lifestyle.

A home that effortlessly combines rural tranquillity with versatile living, ideal for those seeking space, character and countryside connection.



Three words to describe the home would be bright, peaceful and individual.





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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Cranworth

SEMI-RURAL PICTURESQUE VILLAGE

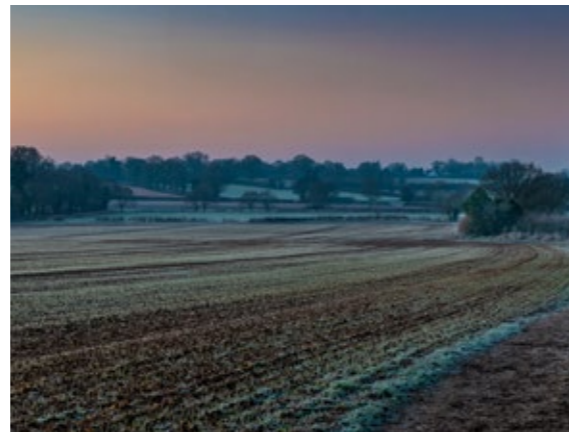
Cranworth is a charming and picturesque semi-rural village situated in the heart of Breckland, Norfolk. It offers a tranquil country lifestyle while maintaining convenient access to nearby amenities.

St Mary's Church: At the village's centre stands St Mary's Church, a Grade I listed building with origins dating back to the 13th century. The church has been a center of Christian worship for nearly 1,000 years and is part of the Barnham Broom and Upper Yare Team of Parishes.

Cranworth features a village hall and is home to the Mid Norfolk Smokehouse, a family-run business producing natural oak-smoked foods such as kippers, salmon, mackerel, haddock, kiln salmon, and duck pâté. They also offer fresh fish, including bass and crabs, sourced from sustainable fisheries.

Less than four miles away is the market town of Hingham, known for its Georgian architecture and vibrant community life. Amenities in Hingham include a family butcher, The White Hart Hotel (a boutique hotel and country dining pub), cafés, a library, a primary school, a health centre, a doctor's surgery, a dentist, and frequent bus services connecting to surrounding villages and towns such as Wymondham, Attleborough, Watton, Dereham, and Norwich.

Cranworth's combination of rural charm and proximity to essential services makes it an attractive location for those seeking a peaceful country lifestyle with convenient access to urban amenities



Note from the Vendor



“We’ve truly loved being surrounded by nature, the peace and quiet, the beautiful views, and the wonderful neighbours.”



SERVICES CONNECTED

Mains water and electricity. Heating via air source heat pump.~
Drainage via sewage treatment plant.

COUNCIL TAX

Band E.

ENERGY EFFICIENCY RATING

F. Ref:- 4101-8106-0922-7092-0773.

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: ///playfully.disbelief.ramble

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SOWERBYS

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Registered office 23 Tuesday Market Place, King's Lynn, England, PE30 1JJ

