

SOWERBYS

Norfolk Property Specialists



Old Orchard

3 The Street, Hindringham, Fakenham, Norfolk, NR21 0AA

£500,000



Viewing by appointment with our
Fakenham Office 01328 801534 or fakenham@sowerbys.com



OLD ORCHARD

'Old Orchard' was beautifully renovated by our sellers in 2018 and is situated in the village of Hindringham, close to the Georgian town of Holt and the market town of Fakenham. It is also well located for our beautiful North Norfolk coast. A programme of work has been carried out on behalf of our vendors, that includes new windows and doors, heating system, modernised kitchen, shower room, utility and decoration throughout.

Entering the dual aspect kitchen via the stable door and overlooking the pretty courtyard, you are met with a range of painted cupboards and drawers, a built-in cupboard, pamment tiled floor and the 'coffin hatch', which allows the movement of furniture from ground floor to first floor.

Rather usefully, the continuation of the fitted kitchen units are found in the breakfast room, alongside the electric 'Aga'. This room is complemented by its dual aspect and beautiful beams to the ceiling. Adjacent to this room is the delightful sitting room, dominated by the splendid inglenook fireplace, with its bressummer beam and pamment tiled hearth, housing a cosy multi fuel stove. There are more of those stunning beams and exposed timbers in this room and a door leading to the first floor, via its Norfolk winder staircase.

The second floor landing is a rather generous space, currently used as a study and library, the space could also be utilised as a bedroom. The principal and second bedrooms are accessed via the landing, as is the delightfully modernised shower room. There are more character features to be witnessed on this floor in the form of the beams and upright carved timbers.

The outside space provides a front garden and double timber gates to the driveway that provides off road parking. The picket fence and gate lead to the pretty, courtyard garden area. A further garden is provided to the side of the cottage and rear of the drive, where you can find a mixture of lawn, flower borders, fruit trees and vegetables. The green house and generous size shed are also included in the sale.

'Old Orchard' is such a pretty home and our vendors are very proud of its transformation, to avoid disappointment, early viewing is recommended.



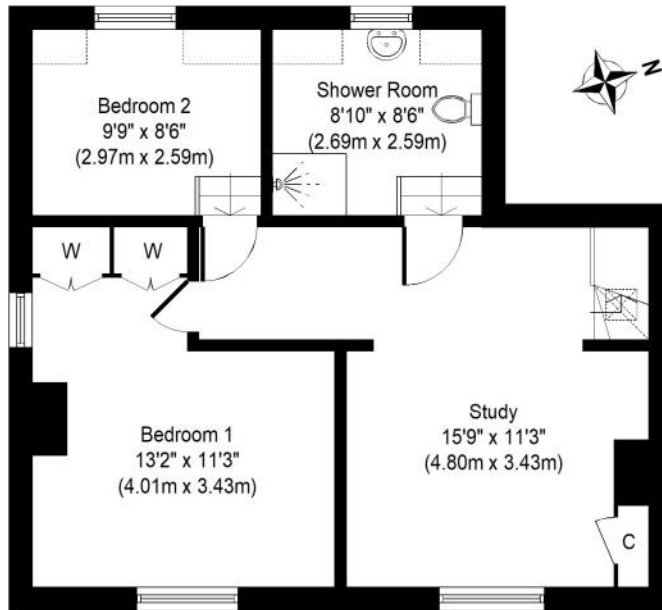
KEY FEATURES

- Renovated Throughout Retaining Period Features
- Beams and Exposed Timbers
- Modernised Kitchen and Breakfast Room Includes Electric 'Aga'
- Ground Floor Utility and Cloakroom
- Stunning Inglenook Fireplace in Sitting Room
- Landing Bedroom/Study
- Two Further Double Bedrooms
- Modernised Family Shower Room
- Courtyard and Rear Garden to Include Shed and Greenhouse
- Off Road Parking to Driveway









First Floor
Approximate Floor Area
558 Sq. ft.
(51.8 Sq. m.)



Ground Floor
Approximate Floor Area
558 Sq. ft.
(51.8 Sq. m.)

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.

HINDRINGHAM

Hindringham is a small rural village situated not far from the unspoilt North Norfolk coast. The village which is dominated by the huge church tower of St Martin, has seen continuous habitation since the Bronze Age. The Thursford Collection of steam engines and funfair rides with its wonderful Christmas Spectacular Show - the largest of its kind in England can also be found within easy reach. The North Norfolk coast, with its many miles of beaches and salt marshes, is also nearby. Hindringham is situated midway between the busy historic market town of Fakenham with its many amenities and National Hunt Racecourse, and the lovely Georgian town of Holt also offering many shops, sports facilities, banks, and good schools.

SERVICES CONNECTED

Mains electricity, water and drainage. Oil fired central heating and wood burner stove.

COUNCIL TAX

Band C.

ENERGY EFFICIENCY RATING

E. Ref:- 0330-2112-2010-2309-3921

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.

Viewing by appointment with our Fakenham Office:
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