



Beryl Dene
Hilgay | Norfolk | PE38 0JD

REFURBISHED COTTAGE IN HILGAY



A newly refurbished end of terrace cottage has been through a full renovation complete with three bedrooms, living room and kitchen diner with a south facing garden and original fireplaces in most rooms.

Located in a quaint setting, Hilgay village has that community feel with friendly locals and lovely walks along the river. This west Norfolk village stands on the river Wissey, four miles south of the market town of Downham Market.







- Spacious Character Cottage
- Will Be Renovated to A High Standard Throughout
- Three Bedrooms, Two Ensuites & Family Bathroom
- Popular Village Location
- Close To Downham Market with Mainline Train Station
- Kitchen/Diner & Sitting Room
- Garden & Parking to Front
- Total Accommodation extends to 1416sq.ft
- Energy Rating D

This property was originally 3 workers cottages, converted in 1850 into a Public House (The 8 Bells named after the local church), until 1950 when it was converted into a residential dwelling and was owned by the same family up until 2021.

This 3 bedroom end of terrace cottage has been through full renovation with new central heating, insulation, full electrical re wire and new plumbing along with a re configuration of the house to make the most of the space for a family.

Both the ground and 1st floor ceilings have been raised to add more height and a feel of space, creating a beautiful, feature vaulted ceiling to the 1st floor. The property has many quaint features, and has been carefully designed to ensure that these have been incorporated into the renovation, maintaining the history and character of the property.



Each reception room has a feature fireplace with the one in the sitting room being a working fireplace. In the kitchen the fireplace has been opened to provide a beautiful position for a range cooker. The main bedroom has 2 exposed chimney stacks running through it which provide a lovely feature to the side of the dressing area. The second bedroom also has a chimney stack running through it which was originally covered up.

The current owner feels that "The main lounge is most appealing with its feature fireplace and cosy nook to the rear"

The current owner and developer was attracted to the quaint setting and cottage garden. The property benefits from a south facing front garden and has the sun in it all day. There is also a garage/storage shed.

This west Norfolk village of Hilgay is 4 miles south of Downham Market. It sits on a raised isle, around 20 metres above the surrounding fenland. The River Wissey stand on the northern edge of the village and is a lovely walk alongside, the village has a widely stocked Butchers which doubles as a small village store for essentials. There is a community centre in the village.

The nearest GP is 2 miles away and the village has a primary school with its good ofsted rating, the secondary school is in nearby Downham Market. 14 miles from the Market town of Kings Lynn, 14 miles from the cathedral City of Ely, the prestigious university City of Cambridge is 30 miles away and 40 miles from the North Norfolk Coast. Train travel is available from Downham Market station direct to London Kings Cross.







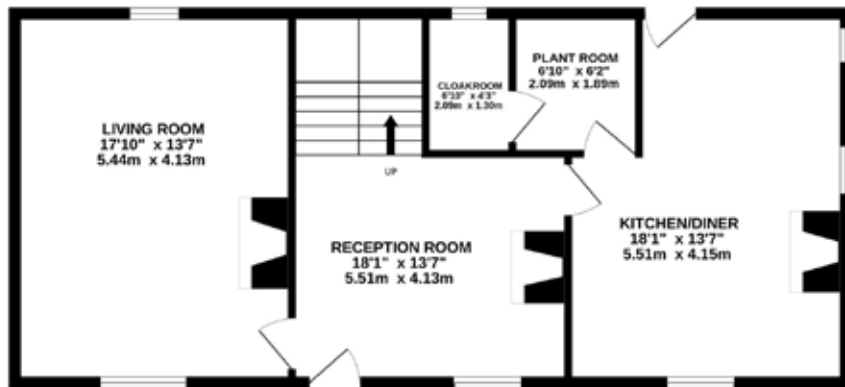








GROUND FLOOR
706 sq.ft. (65.6 sq.m.) approx.



1ST FLOOR
709 sq.ft. (65.9 sq.m.) approx.



TOTAL FLOOR AREA: 1416 sq.ft. (131.5 sq.m.) approx.

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.

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On Your Doorstep...

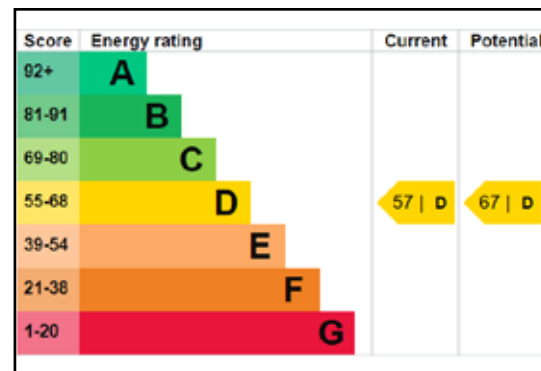
Downham Market with its excellent rail link to London (journey time is only one and a half hours) and two primary schools (Nelson Academy, which has a nursery for children aged 3-5, and Hillcrest) and a secondary school (Downham Market Academy) is approx. 4.2 miles away. Wisbech with its sought-after Wisbech Grammar School is 17 miles north west. Historic King's Lynn is 14 miles to the north, offers all major facilities including hospital with A&E, doctors and dentist's surgeries, schools, colleges, sports centres and swimming pool, shops and supermarkets, museum, theatre and cinema; and Ely is 13 miles to the south offering a wide variety of cultural and leisure facilities. The North Norfolk Coast is less than an hour drive away.

Services and District Council

LPG Heating, Boiler & Radiators
 Kings Lynn and West Norfolk Borough Council
 Council Tax Band C £1791.66 PA

Tenure

Freehold



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