



THE STORY OF

Hillside House

Cockley Cley, Norfolk

SOWERBYS

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Pine Avenue, Cockley Cley, Norfolk
PE37 8AR

Detached Country Home Set in the
South West Corner of Norfolk

Rural Village Setting, With a Plot of 0.28 Acre (STMS)

Impressive Accommodation Extending
to Approximately 3,673 Sq. Ft.

Four Impressive Reception Rooms, Including a
Garden Room, Study and External Office

Four Bedrooms, En-Suite and Family Bathroom

Established Private Gardens to the Front, Rear and
Side Overlooking Paddocks to the Rear Aspect

Secure Gated Parking via a Brickweave
Driveway and Generous Double Garage

Electrically Controlled Gates with Telecom System

Utility Room, Boot Room, and Separate Cloakroom

Close to Market Towns of Swaffham and Downham Market

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“The garden room is our favourite spot to watch the birds and take in panoramic views over the garden...”

Residing within the south west corner of Norfolk, Hillside House enjoys a tranquil, peaceful location within the small rural village of Cockley Cley, close to the thriving, historic market town of Swaffham. Furthermore, Downham Market is a short drive away, giving direct rail access into London King’s Cross. Due to its location, this detached country home is surrounded by picturesque countryside and historic landmarks such as Thetford Forest and Oxburgh Hall, a National Trust property.

Hillside House is set back into its plot; low level brick walls combined with decorative wrought iron railings enclose the front boundary, and in the evening you’re greeted by coach lights and atmospheric soffit lighting. The brickweave driveway provides a secure, substantial parking area behind electrically controlled double gates. In addition, there is an integral double garage with electronic doors, which has undergone a range of improvements by the vendor, finished with a resin floor providing a multifunctional space, ideal as a gym or storage for a business.





Upon entering this delightful family home, you're greeted by a central reception hallway, from which stairs rise to the first floor galleried landing. To the ground floor, there are four impressive reception rooms, with a study perfect for the children to do their homework or as a small reading room. The triple aspect sitting room has a stone fireplace and hearth with inset cast iron gas fire, fuelled by LPG cylinder, and leads into the formal dining room. The garden room is the perfect spot to sit and relax with bird song all day long and views of the secluded garden and paddock beyond.

“The kitchen makes a great entertaining area, at the heart of the home.”

The kitchen/breakfast room is positioned in the heart of the home, with the window to the rear looking out over the gardens. An internal door with fitted shutters opens to the garden room, and tiled flooring expands into the practical utility room, cloakroom, and rear boot room. The well-appointed kitchen has a superb range of high gloss finish units, complemented by quartz worksurfaces and a butler sink. Furthermore, there are twin eye-level NEFF ovens, induction hob with extractor over and a range of integral appliances which include an eye-level fridge and integrated dishwasher. A central island is the perfect spot to sit for breakfast, or to socialise with family while cooking.





The first floor central landing grants access to the four double bedrooms, all of which include built in storage, and three of which are very spacious. The 18ft principal bedroom suite is fitted with an en-suite shower room, and a family bathroom serves the remaining three bedrooms.



To the front of the property, there is an external office within the garden, perfect for working from home. This has the potential to become an annexe, subject to connecting the relevant services and obtaining the necessary consents.

The ‘morning garden’, a fabulous private front garden to sit and enjoy, is a raised shingled area accessed through a wrought-iron gate, featuring a wide range of shrubs and mature trees providing colour. The side and rear gardens are also complemented by the same wrought-iron gates.

The rear garden, beautifully presented, stretches around to the side, and houses a potting shed attached to the rear of the garage, half-brick constructed and fully glazed, with opening windows to the rear and side. Perfect for garden storage, and ideal for keen gardeners. With trees and shrubs, a wide sweeping lawn and brick weave path open onto a rear seating area. Steps lead down from the garden room onto a paved sun terrace, with composite decking and a remote controlled awning. The summerhouse, with power supply, also has composite decking to the front, with french doors opening out. The rear garden features raised sleeper beds to one end as well as some delightful mature shrubs and, fully enclosed by fencing, the garden has wonderful views over paddocks to the rear.

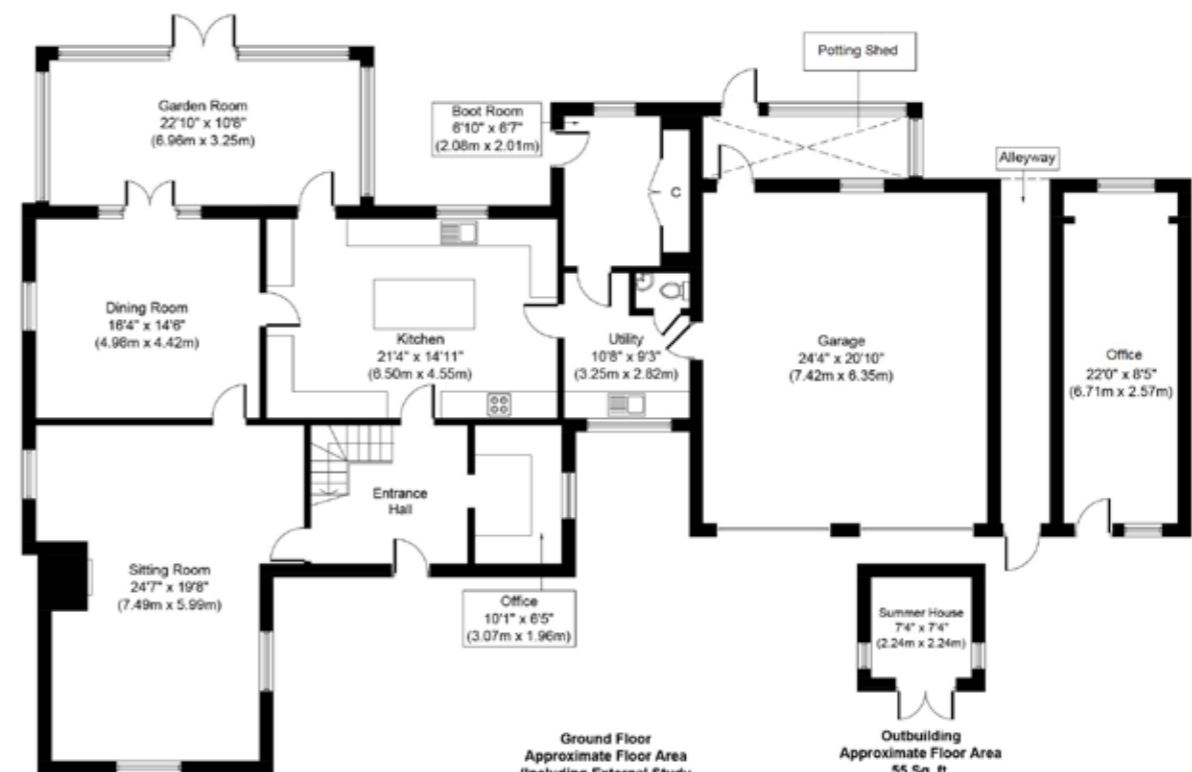




“The house is positioned so well, with the gardens wrapping around it.”



First Floor
Approximate Floor Area
1194 Sq. ft.
(110.9 Sq. m.)



Ground Floor
Approximate Floor Area
(Including External Study
& Excluding Alleyway)
2479 Sq. ft.
(230.3 Sq. m.)

Outbuilding
Approximate Floor Area
55 Sq. ft.
(5.1 Sq. m.)
(Not Shown in Actual
Location / Orientation)

SOWERBYS — a new home is just the beginning

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.

ALL THE REASONS



Cockley Cley

IN NORFOLK
IS THE PLACE TO CALL HOME



Quietly positioned in the Breckland countryside, Cockley Cley is a pretty village, spanning the River Gadder, and steeped in history. Its village church, St Mary's, is thought to be the oldest church in the country, having been built around 628 AD, and the village is home to a reconstruction of an Iceni village, which would have existed on the site around 2000 years ago. Within the village is the intriguingly named Twenty Churchwardens pub.

Given its rural setting, Cockley Cley is an ideal starting point for many countryside walks, and it's popular with birdwatchers, being home to many species of wildlife.

Nearby Thetford Forest is popular for cycling, and its visitor centre offers plenty of activities to keep a family entertained, including Go Ape Treetop Adventure, as well as being a delightful setting for a walk or picnic. Just a few minutes' drive away, Swaffham is a historic market town, still holding busy weekly markets, and providing a good range of amenities. There are three supermarkets, Waitrose, Tesco, and Asda, as well as further shops, pubs and restaurants, three doctors surgeries and primary, secondary and higher schools together with a variety of leisure and sports activities including an excellent Golf Club.

For further amenities, and a mainline rail link to London Kings Cross, Downham Market is 13 miles away.



Market Place, Swaffham.

Note from the Vendor



Hillside House

“This is our tranquil oasis in the heart of the Norfolk countryside, a truly peaceful setting, close to the vibrant market town of Swaffham.”

THE VENDOR



SERVICES CONNECTED

Mains electricity, water and drainage. Oil fired central heating with LPG cylinder for gas fire.

COUNCIL TAX

Band F.

ENERGY EFFICIENCY RATING

D. Ref:- 0360-2834-5210-2392-3015

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.

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SOWERBYS



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