



THE STORY OF

# 14 The Street

*Hindringham, Norfolk*

SOWERBYS

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# 14 The Street

Hindringham, Norfolk  
NR21 0AA

Brick and Flint Faced Cottage-Style House

Beautifully Presented

Kitchen Breakfast Room

Sitting/Dining Room

Downstairs Cloakroom

Three Bedrooms to First Floor

Family Bathroom

Fourth Bedroom to Second Floor

Superb Open Views

Chain Free

SOWERBYS FAKENHAM OFFICE

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“This has been our client’s perfect home-from-home. It’s well located for Fakenham and the glorious Norfolk coast.”

It will come as no surprise that this home has enjoyed welcoming family over our vendors’ ownership, entertaining and holidaying have been at the forefront of its history.

This pretty brick and flint faced cottage-style house has been beautifully

modernised over time and the garden is generous to both front and rear aspects.

Boasting much opportunity, the three floors offer four bedrooms, the second storey bedroom is a generous space, with Velux-style windows overlooking uninterrupted views.



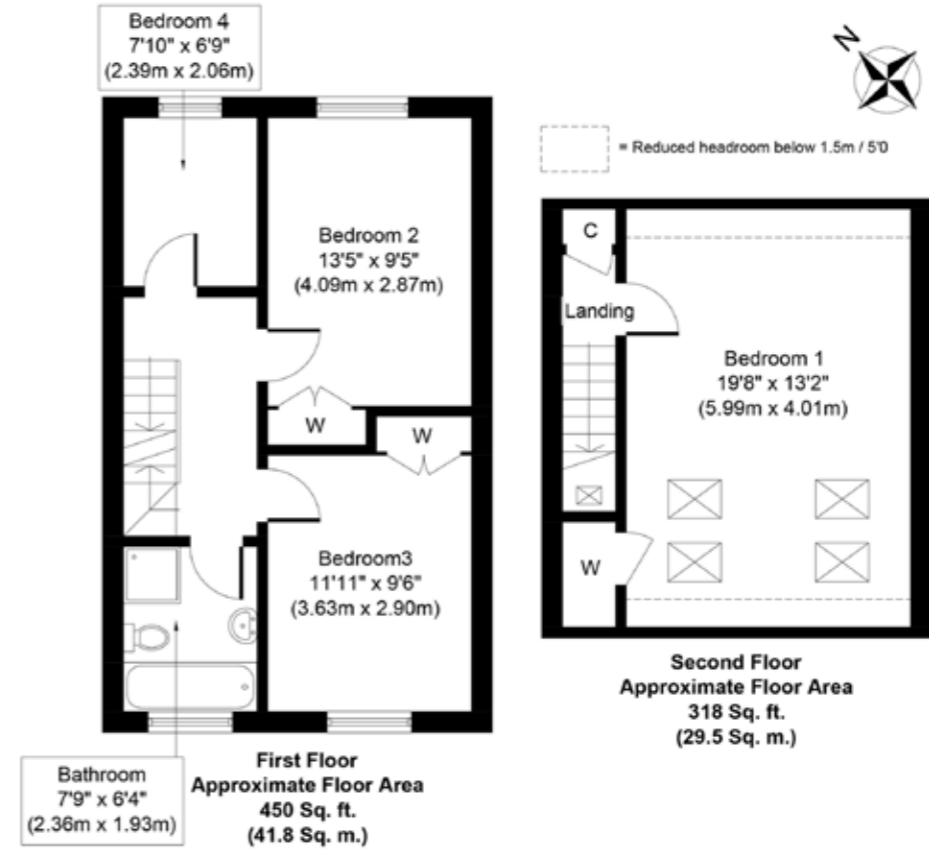
“This is a great space to have all the family over and stay with you.”

As a main residence families have space to grow, both inside and out. Our vendors have told us about their grandchildren enjoying pitching their tents at the bottom of the garden, sensing a real feeling of the great outdoors, so close to the open fields.

The garage and off-road parking space is further complemented by a small patch of wild flowers, sown by our vendors.

Outside or in, this is a home which offers sanctuary to the next custodian, close to the coast and all that North Norfolk has to share.





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



# Hindringham

IN NORFOLK  
IS THE PLACE TO CALL HOME



A small rural village, not far from the unspoilt north Norfolk coast. St Martin Parish Church sits within the village of Hindringham and dates back to the 14th century, standing prominent behind a long line of flint cottages. There is also a village hall and a Primary School.

Hindringham Hall is a beautiful moated manor house with a brick and flint exterior and dates back to the Tudor period. The current owners have developed the gardens over the past 30 years and you can now visit the Café, listen to the birdsong and enjoy the various tranquil gardens between the months of April and October, when the gardens open to the public.

Within easy reach is the Thursford Collection of steam engines and funfair rides with its wonderful Christmas Spectacular Show - the largest of its kind in England.

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, where a strong sense of community thrives among the proud residents and local businesses of Holt, with many independent shops that add vibrancy to the Georgian town centre.

With a traditional butcher, fishmonger and greengrocer, the town even has its own department store and food hall, Bakers and Larners, a local landmark which has been run by the same family since 1770.

Life moves at a leisurely pace in Holt, and there are plenty of places to idle over a coffee or bite to eat. Believed to be the oldest house in town, Byfords deli and café is a central landmark and fabulous place to stop and watch the world go by. On the edge of town is the eponymous Gresham's school.



Note from Sowerbys



Blakeney is classed as an Area of Outstanding Natural Beauty and a short drive away.

“While away your spare time with a trip to the nearby coast.”

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## SERVICES CONNECTED

Mains water, electricity and drainage. Oil fired central heating.

## COUNCIL TAX

Band C.

## ENERGY EFFICIENCY RATING

D. Ref:- 5400-7423-0522-6207-3773

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: ///tailed.truffles.estuaries

## AGENT'S NOTE

Pedestrian access is given to all properties in the terrace from the parking area to the rear of the property.

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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