



THE STORY OF

Parterre Cottages

Hindringham, Norfolk

SOWERBYS



S

Parterre Cottages

44 Wells Road, Hindringham
NR21 0PL

●
Pretty, Brick and Flint Period Cottage

Perfectly Blended Character and Contemporary Style

Sitting/Dining Room and Separate Snug

Boot Room and Ground Floor Shower Room

Three Bedrooms and Family Bathroom

Delightful Mature Gardens

●

It is perhaps no surprise that this pretty cottage has welcomed many holidaymakers in our vendors ownership.

Built in a traditional Norfolk brick and flint style, the cottage is one of a pair called 'Parterre Cottages', so called because of the style of garden. Situated to the front of the property, the formal garden is laid out on a level area, comprising symmetrical ornamental patterns, formed and edged by evergreen clipped hedges.

The property combines its original character with contemporary changes. The kitchen includes integrated appliances and a Belfast sink, making this room hard wearing, but homely. Entertaining space is provided by the main reception room,

for both sitting and dining. A further snug room, could be used as a study. The useful boot room leads to the shower room, which is perfect after days out with small children and dogs.

Upstairs the three bedrooms are served by a bathroom, allowing you to relax and enjoy the sanctuary of the freestanding bath.

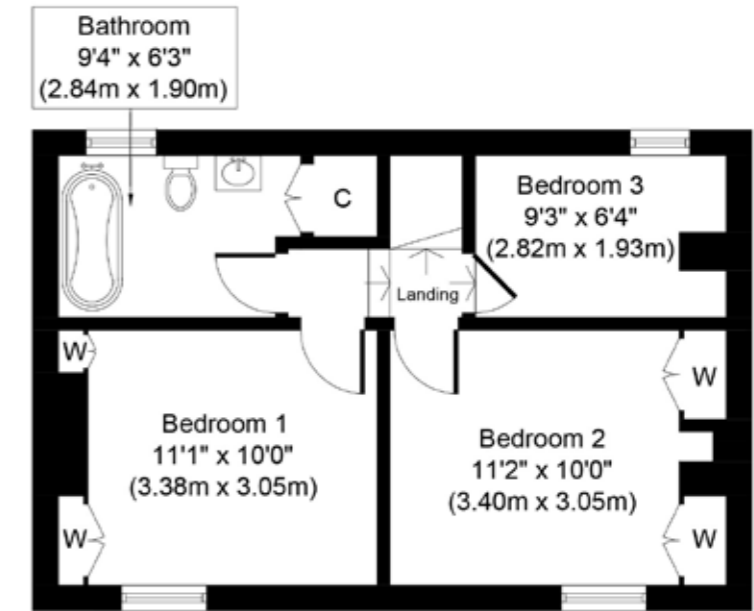
The outside space provides parking, gardens and outbuildings. Subject to all necessary consents, there is potential to grow to the side aspect of the cottage.

For sale with no upward chain, there is lots of scope to write the next chapter in its story...

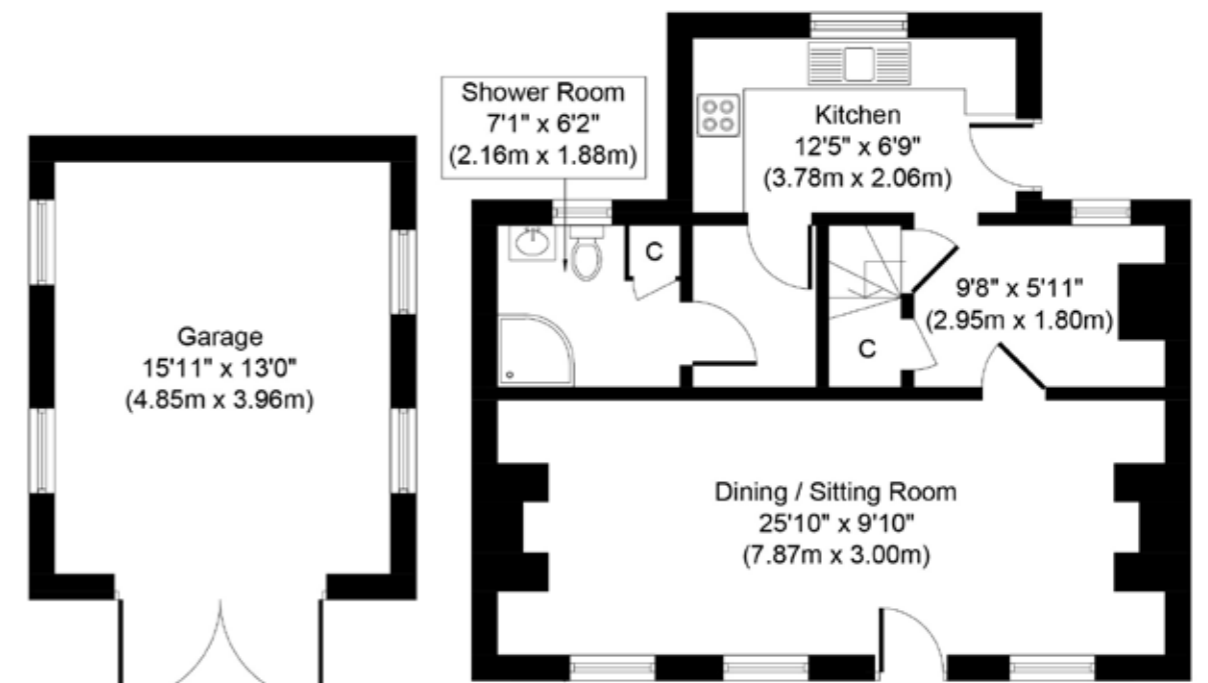
SOWERBYS FAKENHAM OFFICE
01328 801534
fakenham@sowerbys.com



“The parterre garden is exquisite - and has a wonderful history...”



First Floor
Approximate Floor Area
426 Sq. ft.
(39.6 Sq. m.)



Garage
Approximate Floor Area
207 Sq. ft.
(19.2 Sq. m.)
(Not Shown In Actual
Location / Orientation)

Ground Floor
Approximate Floor Area
517 Sq. ft.
(48.0 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.

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 Harbour

“The coast is only a few miles away, it’s great for dog walking.”

SOWERBYS



SERVICES CONNECTED

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

COUNCIL TAX

The band has been deleted from the register due to the property being holiday let.

ENERGY EFFICIENCY RATING

D. Ref:- 8637-6621-6550-1658-2902

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: ///cares.limitless.certainly

AGENT'S NOTE

The property is located next to a primary school.

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



Sowerbys Estate Agents Limited is a company registered in England and Wales, company no: 05668606. Registered office 54 Westgate, Hunstanton, Norfolk, PE36 5EL