



THE STORY OF

The Lilacs

Hockwold cum Wilton, Norfolk

SOWERBYS



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63 South Street, Hockwold cum Wilton, Norfolk
IP26 4JG

Detached Period Family Home Dating Back to the 1650s

Ample Reception Rooms Packed with Original Features

Ground Floor Study with Direct Access to Bathroom

Spacious Utility Room and Walk-In Pantry

Kitchen/Dining Room with Vaulted
Ceiling and Exposed Beams

Six Double Bedrooms and Two En-Suites

Ample Parking for Several Vehicles

Enclosed Rear Garden and a Ha-ha
Offering Uninterrupted Views

A Spacious, Bright and Warm Home

Restored Property from Top to Bottom

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“A warm and spacious home, with its own history and an abundance of character.”

If only these walls could talk, they would share a story of a home which has evolved over centuries. Beginning as a three story dwelling in the mid 1600s, significant alterations were made to The Lilacs in 1771 and its affluent history includes once owning most of the surround land.

Obvious enhancements have been made over the years. From the remarkable reception rooms, boasting impressive high ceilings, to a former dairy which has been transformed into a well-appointed and authentic kitchen.

Approached down a gravel drive, on

first impressions The Lilacs has clearly stood the test of time. Step through the front porch and entrance hall into the drawing room, and one is immediately struck by the sense of spaciousness which greets them. The dual aspect sash windows bathe the interior with natural light, creating a sense of tranquillity and serenity. As you gaze out into the rear garden and ancient field, the views are nothing short of stunning.

Large panelled doors connect the sitting room and drawing room, and when opened this creates the perfect dual space for entertaining.





“This home has such great character. It’s secluded, offers lovely views and is located in a great village and community.”



To the north of the property, the dining room and study offer a more cosy and pastoral setting, with lower ceilings, original stone flooring and a log-burner.

The aforementioned former dairy has been converted into a large, bright barn-style kitchen, featuring open vaulted ceilings and exposed beams which emanate a sense of antiquity. The culinary wing of The Lilacs is further enhanced by a wonderfully spacious utility room, a convenient walk-in pantry, and an impressive wine-cellar. These are perfect for those who love to cook and entertain. Additionally, a well-appointed bathroom and useful WC add to the overall convenience and functionality of the ground floor.



Upstairs there are four double bedrooms, two en-suites and a family bathroom on the first floor and a further two bedrooms and bathroom on the second floor. On both of these levels, even more characterful features present themselves, with exposed floorboards, feature fireplaces and original sash windows and shutters.







The outside space is versatile and varied too. The gravel drive leads to the home and offers access to a separate parking area, although additional parking is available at the front of the property, providing ample space for guests.

Moving to the back of the plot, the garden is sensational and has been fully transformed by the current owners. Over the years, they have created a magnificent oasis, featuring a formal garden, a charming gravel garden, a thriving vegetable garden, and a delightful entertainment area. The true highlight of this outdoor haven, however, is the breathtaking panoramic views which stretch as far as the eye can see, making it an absolute delight for nature lovers and outdoor enthusiasts alike.

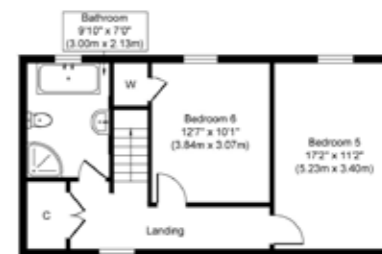


The Lilacs is a family home steeped in history, nestled down a quiet lane, and ready to welcome new owners to create their own cherished memories here. With a timeless charm, this property offers the perfect balance of style and functionality - making it your next perfect place to call home.

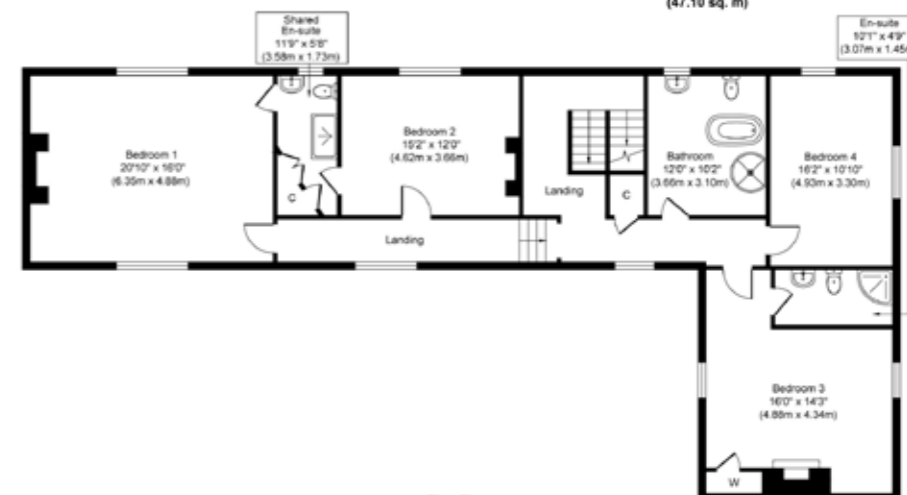




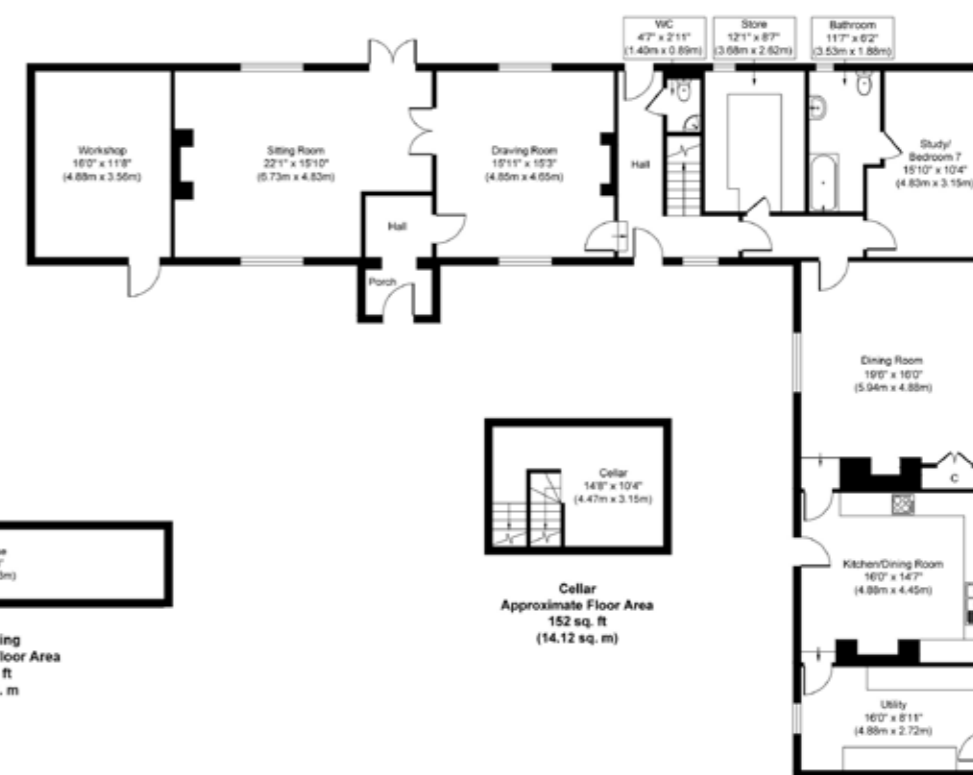
“We’ve been here since 2006 and the garden has been fully landscaped since then.”



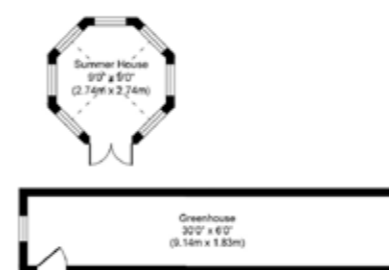
Second Floor
Approximate Floor Area
507 sq. ft
(47.10 sq. m)



First Floor
Approximate Floor Area
1500 sq. ft
(139.35 sq. m)



Ground Floor
Approximate Floor Area
2039 sq. ft
(189.42 sq. m)



Outbuilding
Approximate Floor Area
254 sq. ft
23.60 sq. m



Cellar
Approximate Floor Area
152 sq. ft
(14.12 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.
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ALL THE REASONS

Hockwold cum Wilton

IN NORFOLK
IS THE PLACE TO CALL HOME



With the river valley of the Little Ouse to the south, the chalk uplands to the north, and the East Fen

Fisherries, Hockwold cum Wilton offers many different areas to explore.

The village enjoys amenities such as a primary school, a local shop - 'Hockwold Stores' - with a Post Office inside, and the 'Red Lion' pub, which serves food and offers takeaways. St Peter's Church in the village is the local, family friendly church, welcoming people from all around.

If you're searching for a sense of excitement and adventure, then you can walk or cycle to Thetford Forest with a range of routes and miles of tracks to explore.

The area close to the village is surrounded by wildlife, there are many adventures to be had

here with RSPB Lakenheath Fen, Weeting Heath National Nature Reserve, Weeting Castle, and Brandon Country Park all close by.

With the location of the village so close to the borders of both Cambridgeshire and Suffolk, the chance for further exploration is always an option.

Both Ely and Bury St Edmunds are two places, one within each respective county, which offer much and are little more than a 30 minute drive away. Both have private schools, cathedrals to visit, a range of high street and independent shops and leisure facilities such as theatres and cinemas.

When the bright lights call, train services to London are available from Thetford, Ely and Bury St Edmunds - with the nearby A11 also helping to make living in Hockwold a well-connected lifestyle, but in the heart of the countryside.



Note from the Vendor



"Our ha-ha is a favourite spot to spend time at."

THE VENDOR



SERVICES CONNECTED

Mains water and electricity. Drainage to a septic tank which drains to a drainage field. Oil fired central heating and LPG heating.

COUNCIL TAX

Band F.

ENERGY EFFICIENCY RATING

G. Ref:- 0340-2282-0240-2797-8535

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: ///kindest.imply.diamond

AGENT'S NOTE

A covenant stipulates that the boundary on the west side of the property is cattle-proof fencing, and is in place at all times. The ancient field backing onto the property is a Scheduled Ancient Monument (SAM - Historic England), meaning it can't be built on or ploughed, with only grazing allowed.

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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