



Bumblebee Cottage  
Hindolveston | Norfolk | NR20 5DD



# A PRETTY COTTAGE IN AN IDYLIC LOCATION



Set in the sought-after historic North Norfolk village of Hindolveston and offering wonderful field views, this end of terrace cottage offers beautifully presented accommodation comprising two bedrooms, a family bathroom, a dining room open plan to the kitchen, a sitting room and a conservatory. Outside there is a garden with established planting, raised beds and a corner gazebo, and off-street parking.

A cosy home in a peaceful rural setting.









- Period Cottage
- Typical Norfolk red brick and pantile roof Cottage
- Sociable layout with large Kitchen
- Cosy Lounge with open fire
- Newly decorated upstairs with Two Bedrooms
- End of Terrace with a good-sized south facing Garden
- Lovely aspect overlooking Fields
- Active village in an ideal location to reach the best areas along the north Norfolk coast including Holkham, Wells Next the sea, Burnham Market and Holt
- Off street parking
- Total Accommodation extends to 870sq.ft
- No onward chain

#### Peace and Tranquillity

When asked what attracted them to the property, the current owners said, "It is a very pretty cottage in a cherry village, surrounded by beautiful properties and lovely countryside views of open farmland. One of a row of three farmer's cottages, Bumblebee Cottage is built of traditional Norfolk red brick and has a red pan tiled roof, with the attraction of a feature open fireplace. It is at the quieter end of the village with limited through traffic and in a super location for access to the vibrant market towns of Holt and Fakenham, and also easy access to the stunning North Norfolk coast and countryside. The cottage inside has a very spacious feel and is cosy and light, with the added attraction of the open fire. The spacious and private garden is delightful and gets the sun most of the day."



"Bumblebee Cottage has been lovingly and tastefully transformed inside, bringing much more cottage character back with new cottage-style kitchen with wooden worktops and a butlers sink, new flooring throughout the property, new wooden style doors throughout with a lovely stable door in the kitchen which when opened brings the garden into the kitchen space as well as lots of sunlight. The cottage has been redecorated throughout, the fireplace has had a new hearth and mantel, the bathroom has been retiled and had a new shower installed and, more recently, it has been reroofed keeping the character pan tiles. The cottage is very spacious inside and out for a two-bedroomed traditional style cottage and stands on a large corner plot so there is lots of potential still remaining to extend without losing too much of the garden space."

"The downstairs area has a surprisingly spacious feel, and we love the very sociable layout with a big kitchen for entertaining and the extra garden room space for sitting and enjoying all year round. You really feel close to the garden and the outside space; with lots of birds coming and going, there's plenty to watch."

"Bumblebee Cottage has a very cosy feel and you instantly feel relaxed from the moment you arrive home. We have enjoyed many special times here; summers are great and winters too, cozied in by the fire."

It is in such a peaceful location on the sunny side of The Street and at the end of the village with little through traffic – it's such a tranquil place."

When asked what they will miss most after they move, the owners replied, "We will miss everything; we have so enjoyed our times here and feel lucky that we have owned Bumblebee."

### The Garden

"The garden is delightful and bursting with wildlife, with raised flower beds crammed with perennial plants, two ponds and mature hedges all round, and several crab-apple trees, so there is plenty to attract the bumblebees, birds, butterflies, frogs and toads. With views of open farmland from the garden there is plenty to enjoy. The corner summerhouse is a wonderful place to sit and relax and watch nature at work. The garden enjoys sunshine most of the day and, with the village seeming to have its own microclimate, it seems to get a good share of the sunshine."

### Village and Around

"The village is just great, with plenty going on. It really is a lovely village in the proper sense, with a heart and a welcoming community feel. People in the village are so friendly and always stop for a chat when passing the cottage on their way to the recreation ground or to enjoy the many walks close by." "Hindolveston itself is one of the best Norfolk villages; a proper traditional, lived-in village with a big recreation ground and playground, a well-used village hall, a bowling green, a huge and bustling allotment area, and the well-stocked farm shop which is in walking distance and sells a good range of quality local produce. There are plenty of village events with regular cinema nights and coffee mornings."

"Bumblebee Cottage is in a perfect location to reach some of the best parts of the North Norfolk coast, with Holkham Hall and its beach, Wells-next-the-Sea, Blickling Hall, and Sandringham all nearby. Just up the road, Holt is the best market town in Norfolk and very popular, with lots of independent shopping to enjoy, tea shops, restaurants and pubs and many lovely craft shops. Burnham Market, another popular market town, is close by. Fakenham is good for supermarkets and the popular Thursday auctions.

There are many National Trust properties and nature reserves on our doorstep, with Pensthorpe a short drive, and Sheringham Park and Felbrigg Hall nearby. Thursford with its world-renowned Christmas shows is just round the corner. North Norfolk has some of the best cuisine around, so is 'gastronomically great!' There really is a lot to see and do, the list is endless. Gresham's, one of the best schools, is based in Holt."

In addition to Fakenham, if the amenities offered by a town are required, Holt and Dereham are in easy reach by car. About twenty-three miles southeast is the city of Norwich where there is a mainline railway link to London and, north of the city, the international airport can be found.

















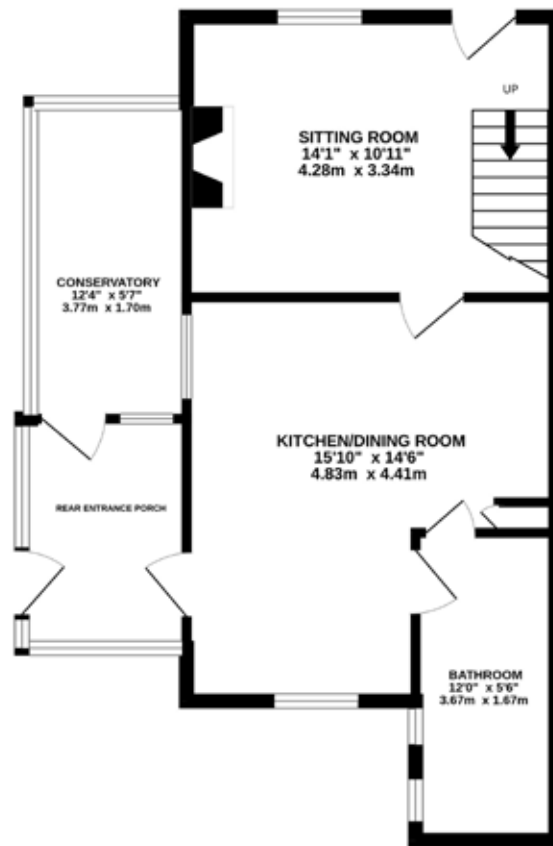








GROUND FLOOR



1ST FLOOR



TOTAL FLOOR AREA: 870sq.ft. (80.8 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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Agents notes: All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure. \* These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent. Printed





### On The Doorstep...

Hindolveston is a pretty village which is graced with some fine properties. In the neighbouring village of Foulsham there is a village store and a post office as well as a public house. Not far away is Pensthorpe Gardens and Nature Reserve. Pensthorpe lies within the Wensum Valley which acts as a migration corridor and the reserve is made up of numerous different kinds of habitats, all of which attract different species.

### How Far Is It To?...

Hindolveston lies approximately 9 miles south-east of Fakenham and within 22 miles north-west of the centre of Norwich. Often described as the "Gate to the north Norfolk Coast", the thriving market town of Fakenham has the famous Fakenham Race Course, Pensthorpe Waterfowl Park and The Thursford Collection right on its doorstep. For more information go to: [www.fakenhamweb.co.uk](http://www.fakenhamweb.co.uk). The Cathedral City of Norwich offers a wide range of cultural and leisure facilities and a variety of good schools both in the public and private sectors. Norwich also has its own main line rail link to London Liverpool Street and an international airport.

### Services

OFCH, Mains - Water and Drainage  
 North Norfolk District Council  
 Council Tax Band B

### Tenure

Freehold



Fine & Country Fakenham Office  
 1 Bridge Street, Fakenham  
 01328 854190

Score	Energy rating	Current	Potential
92+	A		104   A
81-91	B		
69-80	C		
55-68	D		
39-54	E	42   E	
21-38	F		
1-20	G		



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THE FINE & COUNTRY  
FOUNDATION

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