



THE OLD PIGGERY

Hoecroft Homes



THE STORY OF

The Old Piggery

Church Farm Barns, Church Lane, Hindolveston,
NR20 5BT



Newly Converted Barn

Three Good-Sized Bedrooms with En-
Suite to Principal Bedroom

High Quality Handmade Kitchen

Sitting Room with Vaulted Ceiling

Idyllic Location

South-Facing Views Across the Norfolk Countryside

Driveway with Ample Parking



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“A newly converted barn, The Old Piggery seamlessly blends modern comfort with timeless retained character.”

Tucked away in the Norfolk countryside, The Old Piggery offers escape from the hustle of daily life.

A newly converted barn, it seamlessly blends modern comfort with timeless retained character, creating a wonderful permanent home or a weekend retreat. Attention to detail can be discovered throughout with quality fixtures and fittings, coupled with retaining the rustic charm of beams and vaulted ceilings.

Perfect for entertaining friends and family, the kitchen invites lively gatherings and delicious meals. Moving into the sitting room, you'll discover original cosy beams and the perfect view of the far reaching surrounding fields. As you relax on the sofa, the fields outside become a part of your daily life, offering a serene backdrop that adds a touch of calm to your everyday routine.





Church Farm Barns, by Hoecroft Homes, is like stepping onto a sprawling country estate, an experience reminiscent of the grandeur and charm you'd find driving up to a stately home.

On the edge of the village of Hindolveston, the site expands over 4 acres. Prepare to be captivated by incredible vistas that promise a front-row seat to nature's ever-changing seasons and dramatic sunsets.

As dedicated developers, Hoecroft Homes are driven by a genuine passion for their surroundings.

Church Farm Barns is a world where luxury meets purpose and where every square foot is meticulously designed to harmonise with your lifestyle.

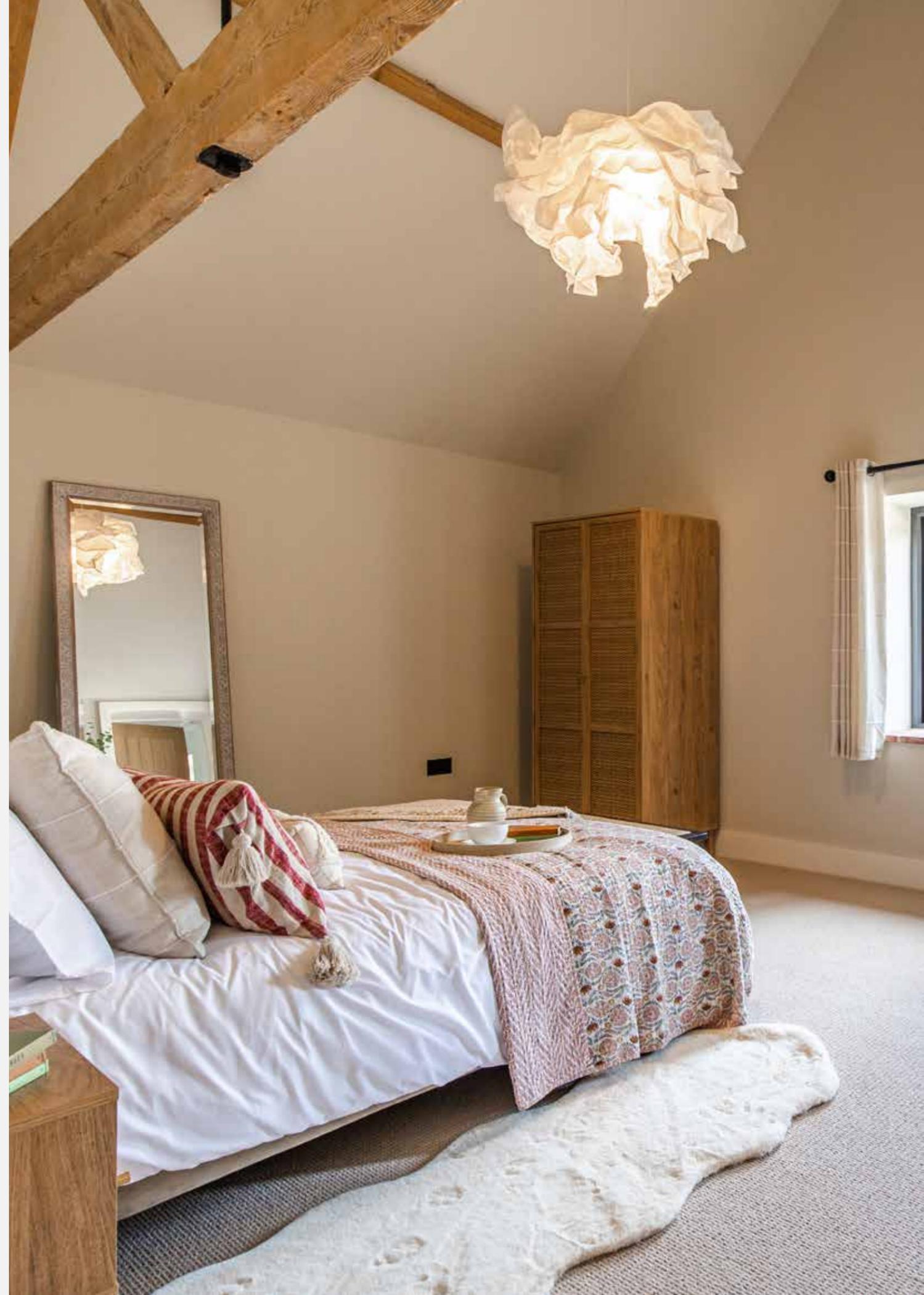


A Bespoke Quality

Attention to detail can be discovered throughout with locally sourced quality fixtures and fittings, coupled with the retained rustic charm of beams and vaulted ceilings.

- Beautifully designed and locally handmade kitchen with integrated dishwasher, quartz worktops and stylish A-rated Belling range cooker
- High quality, innovative hard wood flooring areas by Kahrs
- Timber interior doors
- Captivating outside lighting
- Highly efficient Panasonic air source heat pump to underfloor heating
- Stylish heated towel rails to bathroom and en-suite
- Locally made timber windows and external doors
- Direct fibre, providing superfast broadband to the property



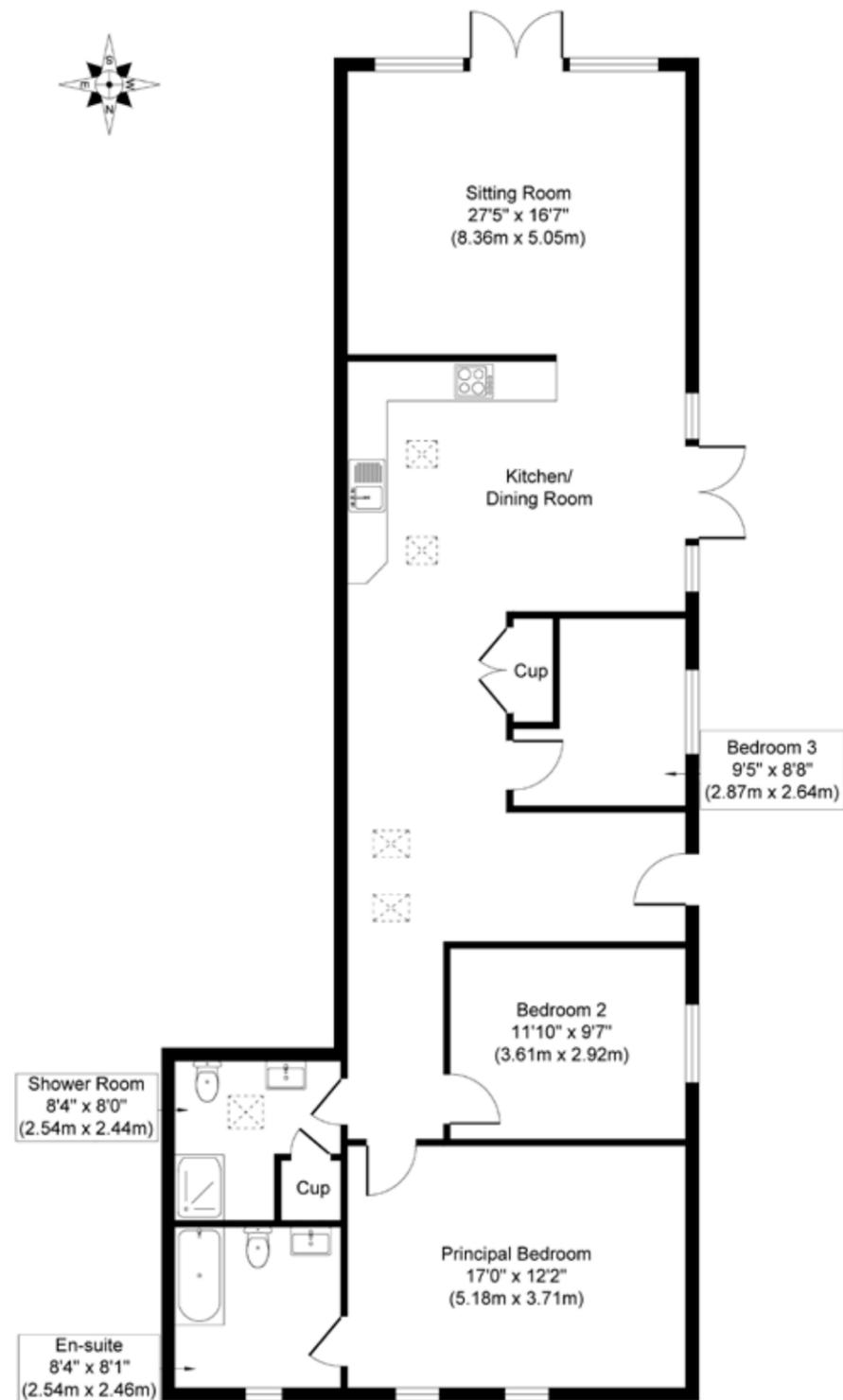


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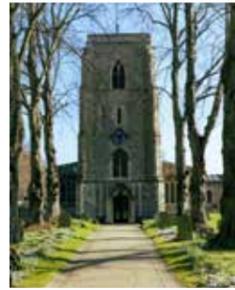


Approximate Floor Area
1267 sq. ft
(117.71 sq. m)

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



Hindolveston

IN NORFOLK
IS THE PLACE TO CALL HOME



A small friendly village in the heart of Norfolk with a close knit community. The church of St George the Martyr was built in 1932 after the original church

fell down in 1892. The ruins of the old church can still be seen in the churchyard, which is located just outside the village. The Recreational Ground offers a large open space for general sports such as football or cricket, a children's play area and The Millenium Pavilion, which opened in the year 2000 and frequently hosts the Parish Council and is also available for private hire.

Hindolveston is ideally situated between three popular market towns; Holt, Fakenham and Dereham. A strong sense of community thrives among the proud residents and local businesses of Holt, and many of the latter champion the local 'Love Holt' initiative which waves the flag for the independent

shops that add vibrancy to the Georgian town centre. Throughout the year, there are plenty of local events including a summer Holt Festival and 1940s Weekend, which takes over the town and 'Poppy Line' heritage railway that runs between here and Sheringham.

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. There's no need to hurry home – relax and enjoy country life! On the edge of town is the eponymous Gresham's school. And, should you need to spread your wings a little wider, head to the heathland of Holt Country Park or Spout Hills and reconnect with nature.



SERVICES CONNECTED

Mains electricity and water connected, air source heat pump to underfloor heating and drainage to sewage treatment plant. Full, direct fibre connected.

COUNCIL TAX

Band to be confirmed.

ENERGY EFFICIENCY RATING

D. Ref:- 0340-3445-3210-2622-6075

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: ///nibbles.wheels.suspends

AGENT'S NOTE

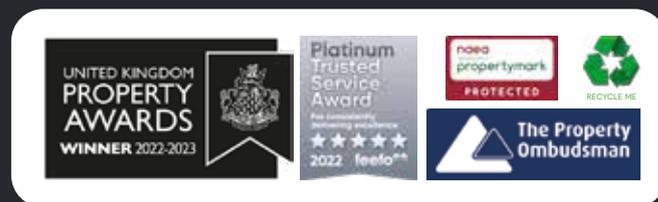
The kitchen/dining room photo has been virtually staged with a table and chairs.

Commercial use not permitted.

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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