



THE STORY OF

Fairstead House

Hingham, Norfolk

SOWERBYS

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Fairstead House

6 The Fairland, Higham,
Norfolk, NR9 4HN

Integrated Kitchen/Dining Room

Modern Design with Period Architecture

Exquisite Finish with Intricate
Marlborough Hand-Painted Tiles

Abundant of Natural Light

Spacious Bedrooms

Front Bedroom Featuring a Picturesque View
Over The Fairlands and St. Andrews Church

Low Maintenance Front Garden with
Shrubs and Paved Courtyard

Right of Access to Neighbouring
Driveway for Secure Parking

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“...where modern luxury beautifully merges
with the timeless charm...”

Explore a life of refined living in this captivating town house, where modern luxury beautifully merges with the timeless charm of a period home. Behind its modest exterior lies a world of sophistication waiting to be discovered.

Step into the heart of the home, where a spacious kitchen/dining room showcases a blend of contemporary design and original architectural features. The kitchen boasts meticulous attention to detail, creating an exquisite finish.

Natural light fills every room, infusing warmth, and elegance throughout. Bedrooms provide serene retreats with ample space to relax and unwind. The front bedroom offers a picturesque view of The Fairlands, complemented by the

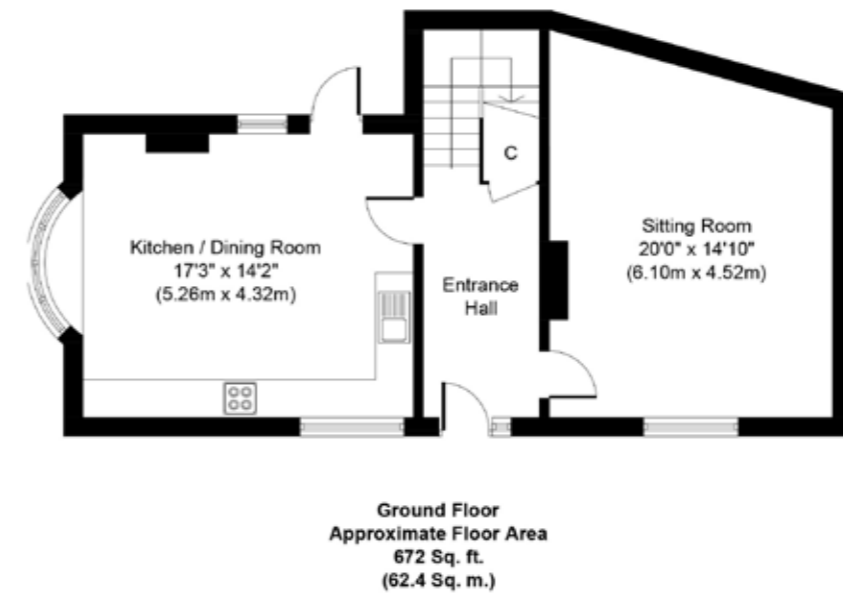
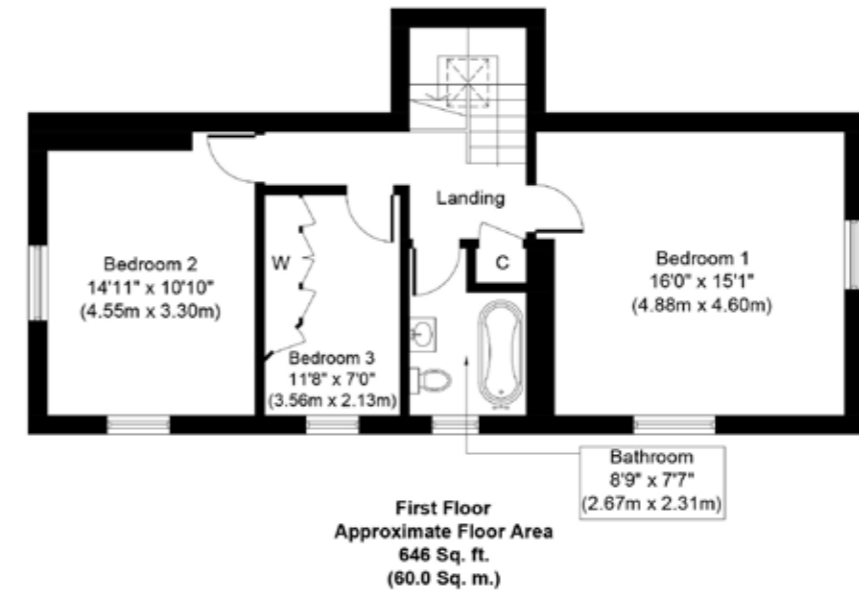
graceful spires of St. Andrews Church.

The exterior mirrors the same level of detail. The front garden, adorned with well-maintained box shrubs, sets the stage for the refined living experience. The paved courtyard, bordered by vibrant flowers, offers a peaceful haven for outdoor dining and quiet moments of reflection.

Experience the art of graceful living, where contemporary comforts seamlessly blend with the allure of a period home. From the enchanting kitchen to the tranquil courtyard, every aspect of this masterpiece has been thoughtfully designed to provide an exquisite sanctuary.







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

Hingham

IN NORFOLK
IS THE PLACE TO CALL HOME



With grand Georgian architecture surrounding its market place and town green, Hingham is in the heart of rural Norfolk.

For this market town, it was in the 18th century when the socialites of high society built and took residence in Hingham that it became fashionably known as “little London”.

The many and varied local shops have the special character of a small market town but are up-to-date in what they provide. Despite the influence and attractions of neighbouring Norwich, an active and independent town life continues to thrive and grow. Amenities include a family butcher, The White Hart Hotel which is a community Boutique Hotel and Country Dining Pub, cafe’s, library, primary school, excellent health centre, doctors surgery, dentist and frequent bus services providing access to the surrounding villages and towns of Wymondham, Attleborough, Watton, Dereham and Norwich. The town is located 17 miles from the

cathedral city of Norwich, which has many restaurants, shops, supermarkets and services including an international airport.

Attleborough is a market town situated within the Breckland district, located between Norwich and Thetford. The town has a range of amenities including four schools, a town hall, shops, coffee shops, bars, restaurants, takeaway restaurants and a doctors. If you are looking for attractions nearby you will find Banham Zoo, Melsop Farm Park, Hulabaloos and Combat Paintball and every Thursday you will find the local market, which was established in the town as far back as 1226.



Note from tSowerbys



“The exterior of the property has been landscaped effortlessly with vibrant flowers and shrubs.”

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SERVICES CONNECTED

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

COUNCIL TAX

Band D.

ENERGY EFFICIENCY RATING

G. Ref:- 8375-6628-6860-4157-2902

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: ///summit.scornful.snug

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