



THE STORY OF

Sunnyside

Hindringham, Norfolk

SOWERBYS



Rare Opportunity
Detached Three Bedroom Bungalow
Double Detached Garage
Two Reception Rooms
Generous Size Garden Plot Boasting Mature Planting
Beautiful Open Countryside Views
Viewing is Essential to Fully Appreciate
Close to The Coast
Chain Free



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Sunnyside

Binham Road, Hindringham,
Norfolk, NR21 0PY

Travelling through the North Norfolk countryside in a favourable, private and generous size plot, sits Sunnyside, a detached bungalow, much loved by its owners over the years.

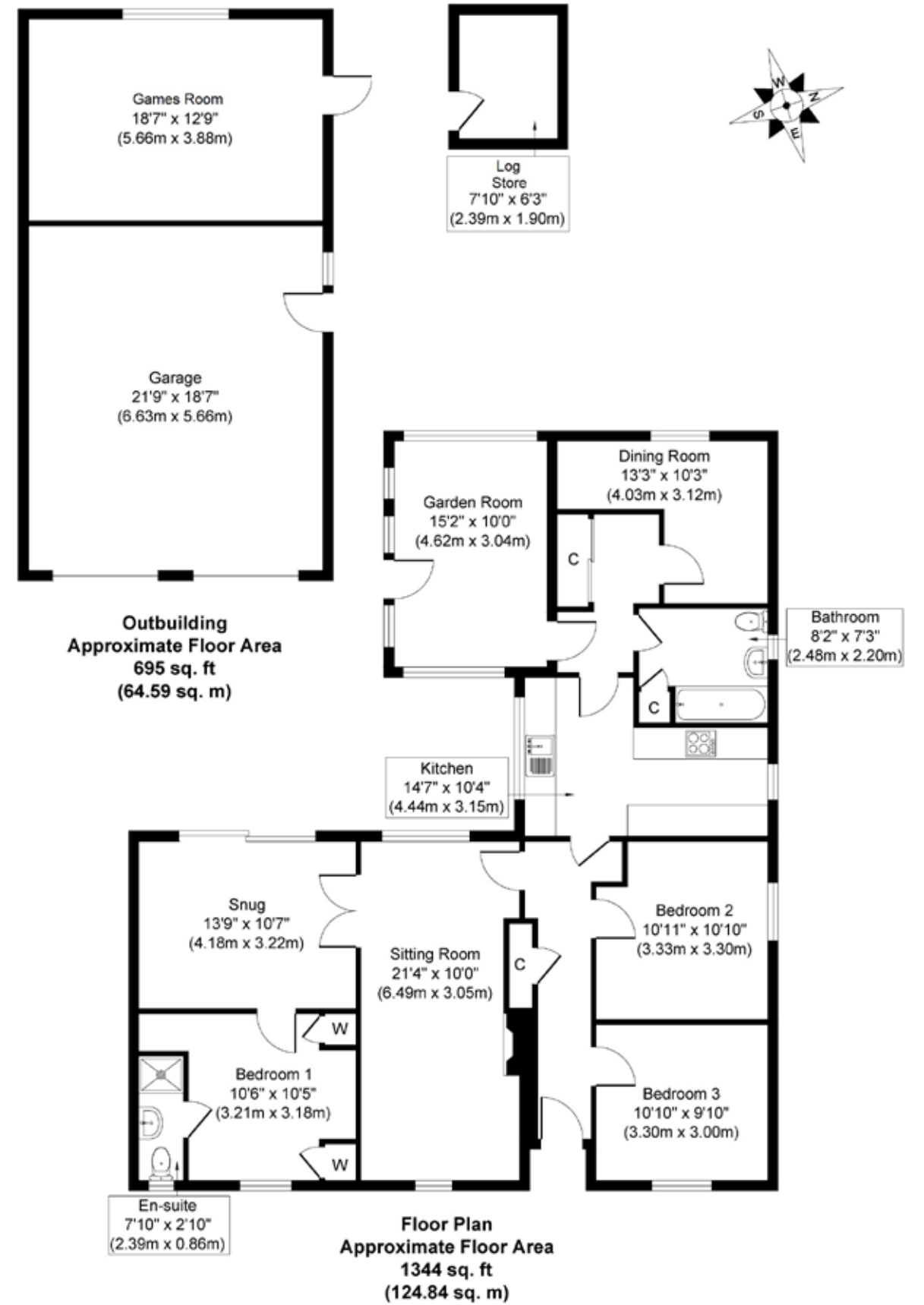
Many years ago our sellers longed to own the property and eventually they were fortunate to purchase it, which gave them more space and privacy than they had dreamed of. They set to work to create a bespoke home for themselves and their family, enjoying numerous family gatherings and parties. They considered they lived a quiet village, seven miles from the market town of Fakenham, the Georgian town of Holt and the ever popular seaside town of Wells-next-the-Sea.

Whilst the bungalow has been extended and modernised over their ownership, family was always at the heart of everything involving Sunnyside. The

more recent courtyard garden was created by the vendor and his son in law, and became a much loved and used spot to sit and contemplate...

The accommodation provides flexibility over a generous footprint and whilst the vendors utilised it as a three bedroom residence, it could be adapted to four bedrooms. Much of the beauty of this property is its outside space, a garden that is both practical and plentiful with its vegetables, fruits and abundance of flowers. There's also a generous size double garage and what the family always referred to as their games room, sitting to the rear of the garage.

The home has served as a hub for the family for many years, and they've often spoken of their time 'going to Mum and Dads.' It's time now for a new custodian to enjoy the property and its location, creating more memories.



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 the Vendor



“We’ve had so much space and privacy here - and the countryside views are wonderful...”

THE VENDOR



SERVICES CONNECTED

Mains electricity, water and drainage. Oil fired central heating and wood-burning stove.

COUNCIL TAX

Band D.

ENERGY EFFICIENCY RATING

E. Ref:- 7037-9021-7300-0422-0292

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: ///wriggled.larger.answer

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