



Willow Tree Cottage  
Hindringham | Norfolk | NR21 0QB



# THE IDEAL FAMILY HOME



With a setting in the sought-after North Norfolk village of Hindringham between the towns of Holt and Fakenham and approximately five miles from the renowned North Norfolk Coast, Willow Tree Cottage is the ideal family home. Offering six bedrooms (the master with an en-suite and dressing room) and a family bathroom on the first floor, downstairs there is a wealth of living space comprising two large reception rooms, kitchen, dining room, office, utility room and a further small room currently being used as a gym and a conservatory. With a mature and beautifully maintained garden to the rear, to the front there is a shingled drive with ample room for several vehicles.





# KEY FEATURES

- Willow Tree Cottage is an attractive Six-Bedroom Family Home
- A deceptively large house in this wonderful North Norfolk Village
- Six Bedrooms and Three Reception Rooms, Office and Gym Room
- Peaceful location in the Village with wonderful Field views to the rear of the property
- An amazing master Bedroom with Dressing Room and En-Suite Shower Room
- Great sized immaculate Kitchen with stone tiling and large adjacent Utility
- Well planted, safe and private Garden overlooking Fields with farm animals
- Plenty of Off-Street Parking and turning space
- Total Accommodation extends to 2567sq.ft
- Energy Rating G

## So Much Character

"We moved to Willow Tree Cottage in 2014, just over nine years ago," the current owners said. "We were attracted to the potential of the property as a family home, as we have always enjoyed building projects and believe that our garage conversion on two levels has added a new dimension, with a spacious dining room and gym on the ground floor, and three additional single bedrooms on the first floor, with associated cupboard space."

When asked what they think makes their home distinctive, they replied, "The dormer windows to the front and rear of Willow Tree Cottage give character to the property." And as for favourite spaces at the property, they said, "Our favourite rooms in the house are the living room and the new dining room downstairs, and the main bedroom, as all are very spacious, although we do enjoy the flow to all parts of the property."

We have happy memories of our granddaughters using the new bedrooms, particularly the first visit after the improvements were completed."

"I think what we will miss most about Willow Tree Cottage is the character of the property, as it has a special feel to it, also the space which we have created and our friendly neighbours."







# KEY FEATURES

## A Wonderful Garden

"The rear garden is very private, with a large patio area ideal for entertaining family," the owners said. "The front garden is mainly made up of a shingled drive which can accommodate a good number of vehicles. We have created an area at the front under the willow tree by the stream where you can sit in the shade on a hot summers' day. There are also garden sheds in both gardens and a small bridge over the stream. The outlook at the rear is over an open field owned by the local farm, which has two resident donkeys and three rescue sheep."

## The Ideal Location

"For everyday living, Hindringham is well positioned – just six miles from Blakeney on the North Norfolk coast, eight miles to Holt and eight miles to Fakenham, with both King's Lynn and Norwich approximately forty-five minutes away," the present owners said. The small rural village of Hindringham is certainly well located for trips to the unspoilt North Norfolk coast – an Area of Outstanding Natural Beauty – with activities including trips to see the seals at Blakeney Point, birdwatching at Cley Marshes or enjoying walks along the beautiful coastal paths.

Shopping facilities are available in the neighbouring village of Binham which offers a village shop which is one of the very few such village shops that still sells petrol and diesel petrol from the pump, in addition to the Little Dairy Shop where you can purchase local milk, cheese and butter. When further amenities are required, both the vibrant historic market town of Fakenham and the Georgian town of Holt offer a range of shops, sports facilities, banks and well-regarded schools.

"The village has some nice country walks with the dog and has a good community feel to it. With everything that the North Norfolk area has to offer, there is always plenty to do on your doorstep. Nice places to eat, plenty of places to walk whether on the beach at Wells or amongst woodland at Holt Country Park," the owners said.



































# INFORMATION

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## On Your Doorstep...

Binham Priory is among the most complete and impressive monastic ruins in Norfolk. This Benedictine priory was founded in 1091 by Peter des Valoines, a nephew of William the Conqueror. Many of its priors were unscrupulous and the history of the priory is one of almost continuous scandal. Nearby Stiffkey has become popular with many visitors and tourists, with tourism being its main industry today. Nearby Blakeney boasts a wide variety of local amenities including primary schools, doctors, dentist and post office. Blakeney village is set on a small hill leading down to the harbour and has pretty flint cottages (many for holiday rent), shops, tearooms, restaurants, hotels, pubs and inns. Blakeney is also the starting point for boat trips to Blakeney Point where you will be able to see a colony of grey seals, as well as many local and migrating birds.

## How Far Is It To?...

Norwich lies 30 miles to the south with its wide variety of cultural and leisure facilities plus its mainline train service to London Liverpool Street and an international airport. The historic market town of Fakenham and its well-known racecourse are approximately 13 miles south, while the popular seaside town of Cromer is only 17 miles east. Famous for its crab fishing, it offers a variety of water activities and its own train links to Sheringham and Norwich. The popular Georgian market town of Holt, 8 miles, has excellent shopping, schooling and leisure facilities and is renowned for Gresham School which takes boys and girls through pre prep to age 18.

## Services, District Council

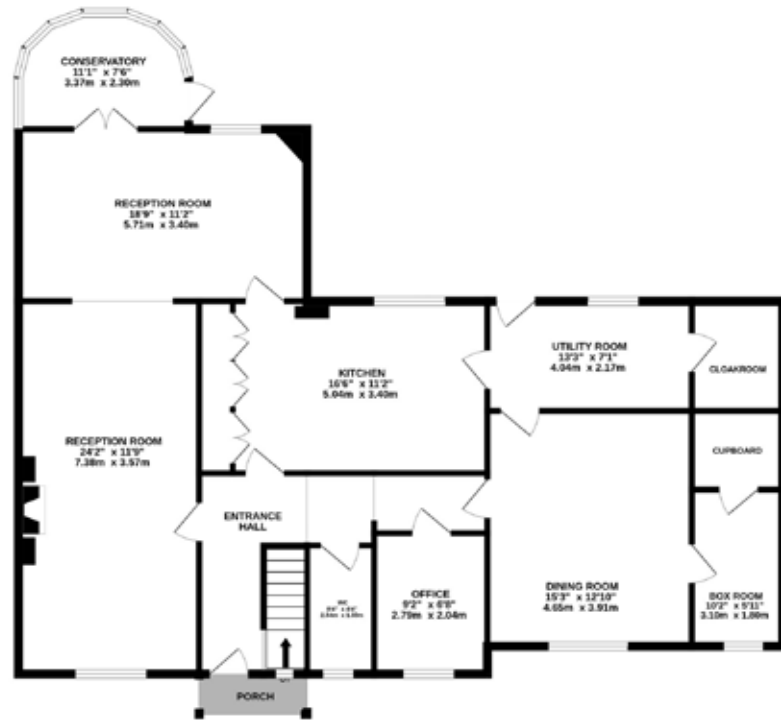
OFCH, Mains - Water & Drainage  
Norfolk North District Council  
Council Tax Band F

## Tenure

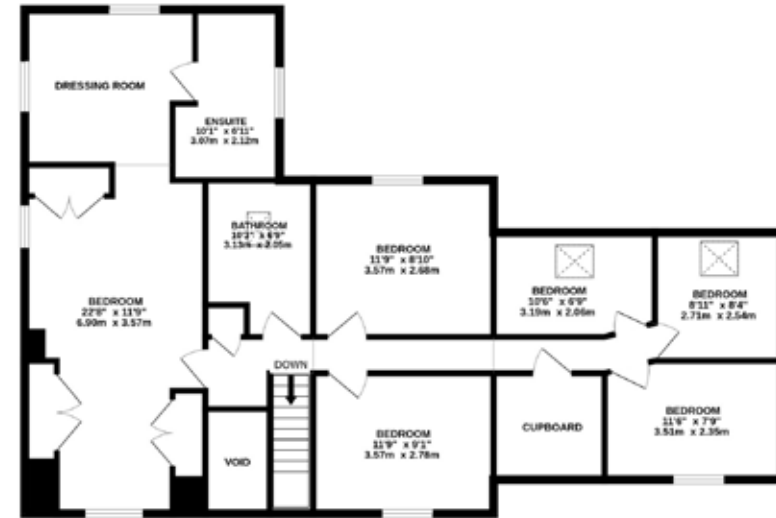
Freehold



**GROUND FLOOR**  
1438 sq.ft. (133.6 sq.m.) approx.



**1ST FLOOR**  
1128 sq.ft. (104.8 sq.m.) approx.



core	Energy rating	Current	Potential
2+	A		90 A
1-91	B		
9-80	C		
5-68	D		
9-54	E		
1-38	F		
-20	G		10 G

**TOTAL FLOOR AREA : 2567 sq.ft. (238.4 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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Fine & Country Fakenham  
1 Bridge Street, Fakenham, Norfolk NR21 9AG  
01328 854190 | fakenham@fineandcountry.com

