



THE STORY OF
Wren Cottage
Hindringham, Norfolk

SOWERBYS



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Wren Cottage

50 Wells Road, Hindringham,
Norfolk, NR21 0PL

Quintessential English Country Cottage
used as a Successful Holiday Let

Character Features with a Brick and Flint Facade

Modernised Kitchen and Bathroom

Enclosed and Mature Rear Garden

Close to North Norfolk Coast

Wren Cottage has been owned and cherished by a family who care about its immaculate presentation when guests have made return visits over the years. It epitomises the English country cottage from its brick and flint exterior to its beams and latched oak internal doors, a nod to its heart warming history.

The property has been lovingly modernised by the current owner and includes a well-equipped kitchen and a shower room upstairs. The sitting room with its beamed ceiling is made cosy by the installation of a wood burning stove set on a pamment tiled hearth.

Whilst the cottage is set back from the road with

a lawned frontage, there is a beautiful, perfumed, lavender hedge bordering the gravelled drive providing off road parking. The rear garden is delightfully enclosed, comprising a paved patio enticing guests, via the double patio doors, to sit and dine, or merely to contemplate amidst the mature shrubs and lawn area.

Whilst the north Norfolk coast beckons, the market towns of Holt and Fakenham are also within easy access.

Wren Cottage is ready for a new custodian to enjoy its period charm and character as a main residence, or holiday home, a sanctuary for whoever that maybe.

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First Floor
Approximate Floor Area
243 sq. ft
(22.57 sq. m)



Ground Floor
Approximate Floor Area
243 sq. ft
(22.57 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.

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



“The sitting room is made cosy by the wood-burning stove and the exposed beams.”

THE VENDOR



SERVICES CONNECTED

Mains water, electricity and drainage. Underfloor electric heating on the ground floor and electric radiators on the first floor.

COUNCIL TAX

Band to be confirmed.

ENERGY EFFICIENCY RATING

E. Ref:- 8305-9955-5229-8197-8333

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: ///Growling.Flask.Wonderfully

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