



THE STORY OF

Quill Cottage

Hindringham, Norfolk

SOWERBYS

S

THE STORY OF

Quill Cottage

Bale Road, Hindringham, Norfolk
NR21 0QE



Charming, Detached Period Residence

Established Plot of Around 0.2 Acre (stms)

Great Potential For Enhancement

Wealth of Character

Delightful Semi-Rural Setting

Attached Garage

Glorious Countryside Views

Direct Access to Wonderful Walks

Close to Coastline and Towns



SOWERBYS HOLT OFFICE

01263 710777

holt@sowerbys.com



“Many of the upstairs rooms have charming views.”

Wonderful sun rises and breathtaking sunsets can be enjoyed from this exceptionally well-placed country residence. A home for all seasons immersed in north Norfolk's glorious open countryside.

Quill Cottage comes to the open market for the first time in more than 40 years. A much-loved and cherished country retreat for a family over several decades this individual, period home now presents a rare opportunity to create your dream Norfolk home.

Whilst it would be more than fair to say the property would benefit from renovation and enhancement, it offers a wealth of character and great potential whilst commanding a splendid plot in an exceptionally discreet environment.

Spanning two floors, with later additions, the current accommodation extends to around 2,400 sq. ft. with a high degree of flexibility and certainly immense potential for enhancement (subject to relevant planning consents).



A front porch leads through to a hall which is flanked by two traditional reception rooms each boasting a wealth of period charm like pamment tiled floors, exposed beams and open fireplace. There is a kitchen and utility room, plus a rear boot room which offers great potential for adaptation.

At the rear of the cottage a later extension provides a well-proportioned, triple aspect sitting room which enjoys delightful vistas over the garden and beyond to open countryside. The ground floor is complete by a versatile study room and guest WC.

To the first floor there are two principal bedrooms each with en-suite facilities plus an additional third double bedroom with an adjacent family bathroom and separate WC. Off the principal bedroom is an area that would lend itself very well to a dressing room or occasional bedroom area.

Many of the rooms enjoy wonderful, uninterrupted views over rolling countryside with no near neighbours.





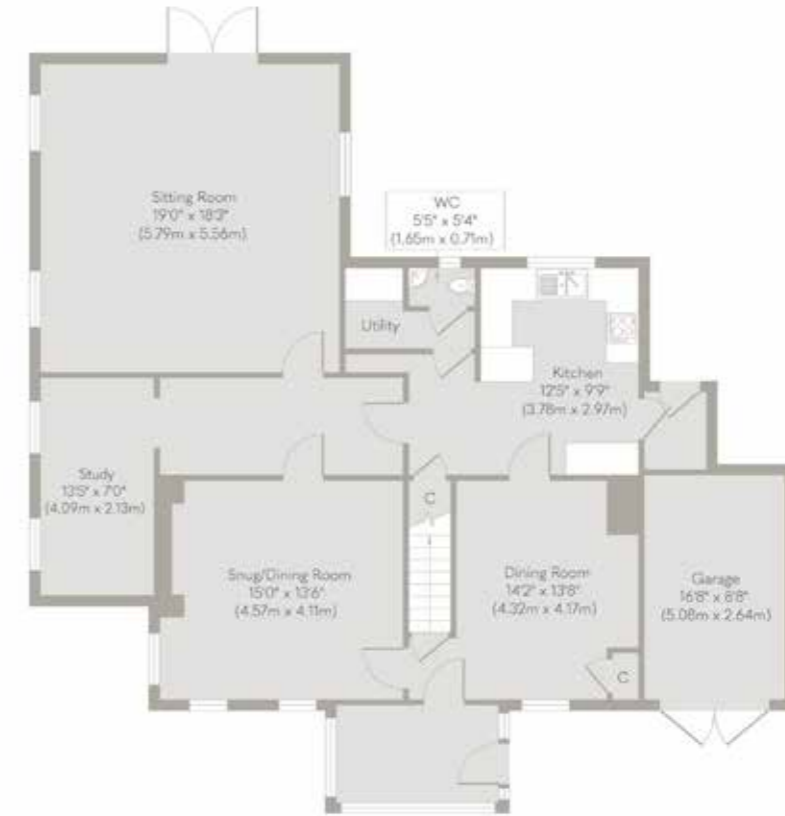
Quill Cottage is nestled in an established garden plot of around 0.2 acre (stms) and is mainly laid to lawn with mature hedgerow boundaries. There is an attached garage on the east elevation. With no near neighbours, the cottage is surrounded on all sides by some of north Norfolk's most picturesque countryside which provides an abundance of local wildlife, a unique environment and a high degree of privacy.

Located on the East edge of the pretty village of Hindringham the location is ideal for enjoying direct access over glorious open countryside but equally is well-positioned for local towns like Holt and the coastal hot spots of Blakeney, Wells-next-the-Sea, and Holkam.





First Floor
Approximate Floor Area
1040 sq. ft
(96.61 sq. m)



Ground Floor
Approximate Floor Area
1377 sq. ft
(127.92 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.

Copyright V360 Ltd 2023 | www.houseviz.com

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 Sowerbys



“This home offers a wealth of great potential.”

SOWERBYS



SERVICES CONNECTED

Mains water and electricity.
Drainage via a septic tank. Oil-fired central heating.

COUNCIL TAX

Band D.

ENERGY EFFICIENCY RATING

E. Ref:- 0360-2375-5150-2622-3661

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

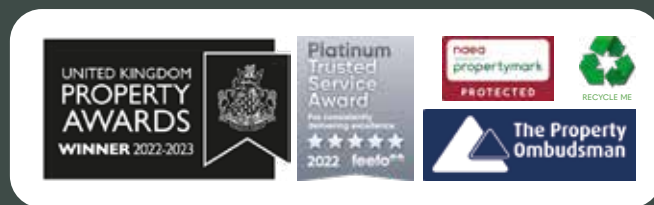
Freehold.

LOCATION

What3words: ///claw.wicket.registry

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



Sowerbys Estate Agents Limited is a company registered in England and Wales, company no: 05668606. Registered office 54 Westgate, Hunstanton, Norfolk, PE36 5EL