



THE STORY OF
Claymore House

Hingham, Norfolk

SOWERBYS

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Claymore House

3 Church Street, Hingham,
NR9 4HL

Market Town Location

Abundance of Character and Charm

Elegant and Well Proportioned Rooms

Multi-Generational Living if Required

Incredibly Flexible Accommodation

Five Bathrooms, Three Kitchens

Three Main Reception Rooms

Garage and Pretty Enclosed Rear Garden

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“The breakfast room has a delightful outlook onto the walled garden - especially in spring and summer, when the garden is in full bloom.”

An enchanting Grade II listed town house, Claymore House is a home of two halves. Offering incredible versatility, it's a superb opportunity for multi-generational living or for generating an income if so required. Whether Claymore House is used as one large home or split into self-contained wings, there's so much flexibility, and all located within a stone's throw from the bustling heart of the most popular market town.

The main house is full of immense character and charm. The drawing

room, with its superb carved stone fire surround and feature fire, is a calming and enjoyable room to relax in. For those seeking formal dining, the atmospheric dining room is perfect.

The heart of the home is the well-fitted kitchen with ample storage and cooking facilities, not to mention the sociable breakfast bar. Just off the kitchen is the spacious breakfast room, which offers many uses including relaxed dining, a snug or a playroom. In addition, there is a well-appointed utility room, cloakroom and home office.





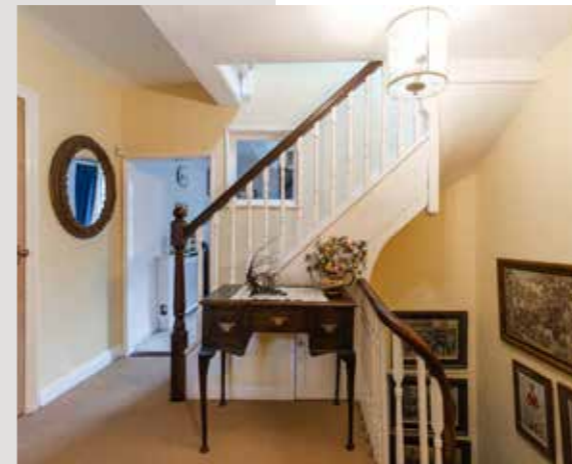
“The home has a wonderful ambiance. The drawing room and dining room are well-proportioned, warm and peaceful.”





A separate ground floor entrance leads into a self-contained studio with sitting room and a well-fitted kitchen. A staircase takes you to the first floor where two bedrooms, a shower room, a kitchen and a second sitting room or cinema room can be found.

The first floor of the main house gives access to three well-appointed bedrooms, the principal suite enjoying a dressing room and en-suite. The guest bedroom also has an en-suite, and there's a separate family bathroom. The spacious top floor is perfect for a teenager, with a bedroom, dressing room, sitting room and bathroom.



Outside there is an integral garage to the front.

To the rear there is a well-landscaped enclosed garden with lawn, an entertaining and relaxing terrace. There's a range of shrub borders and plenty of room for individual pots. A brick built storage outbuilding adds a practical aspect.

Claymore House offers a blend of historical charm and modern flexibility, promising a comfortable and versatile lifestyle for its new owner.





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, Hulabalooos 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 the Vendor



Hingham village green

“The sense of community has strengthened - excellent neighbours, supper and wine clubs, superb local facilities and an award-winning local surgery.”

THE VENDOR



SERVICES CONNECTED

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

COUNCIL TAX

Band D.

ENERGY EFFICIENCY RATING

To be confirmed.

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: ///sublet.lakeside.sprayed

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