



THE STORY OF

Mulberry House

Hindolveston, Norfolk

SOWERBYS

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Mulberry House

67b The Street, Hindolveston, Norfolk
NR20 5DD

Beautifully Located within Rural Norfolk
Holt, Aylsham, Reepham and Fakenham all
within an Easy Drive of About 20 Minutes

Lovely Walks on Your Doorstep

Modern Family Home

Four Bedrooms

Two Bathrooms, plus W/C

Off-Road Parking for Three Cars

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“A loving home which has the perfect environment for a growing family or sociable gatherings.”

Set in the heart of the beautiful village of Hindolveston, this property holds a wonderful position for captivating walks across rural Norfolk, where rolling field views surround the modest village.

Hindolveston is perfectly located within North Norfolk where you will be able to drive to the towns of Holt or Fakenham within 15 minutes, or reach Reepham and Aylsham within around 20 minutes. Each of the staple Norfolk towns offers a range of fantastic schools, job opportunities and brilliant days out to enjoy the range of independent cafes, bars and shops

which fill these historic vibrant towns.

Mulberry House is an immaculately presented modern family home which offers fantastic versatility thanks to its clever configuration. With four bedrooms and two bathrooms upstairs, the first floor showcases options for a home office, should the need arise and not all four bedrooms be required. The benefit of the principal bedroom having an en-suite creates an excellent dynamic as the large family bathroom caters brilliantly for the remaining bedrooms.



The ground floor is certainly where Mulberry House comes into its element.

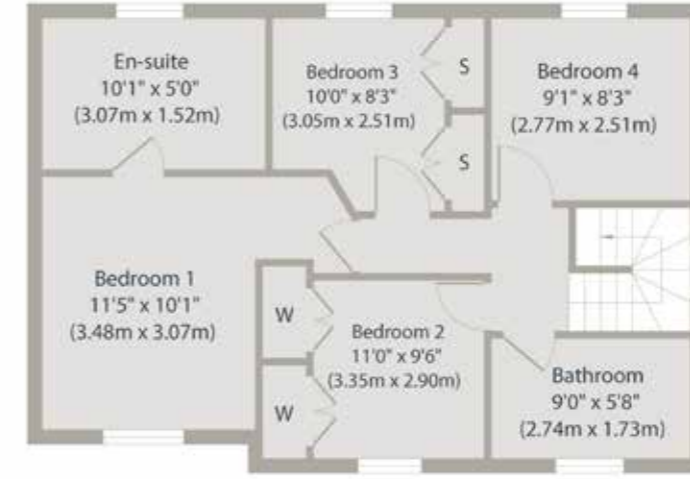
A large living areas allow the perfect environment for families to congregate, but equally its flow allows an easy option for someone to enjoy some time to themselves thanks to the snug.

The kitchen/dining room has been superbly designed and makes the most perfect day room. It allows light to flood in, and the kitchen leaves little to be desired and would marry perfectly to the keen cook - however, most of all the interaction with the garden is what sets this part of the house off.

The double doors which lead out to the garden, from the kitchen, really helps the outside communicate with the inside. It creates the most terrific set up for those family gatherings or to entertain guests, especially when British summertime is in full force.

The garden is a great size but also is a very manageable shape, making cutting the grass a straight-forward process, arguably meaning this space relatively low maintenance. With comfortable parking for around three cars, the driveway is welcoming and allows ease of parking straight from the road.





First Floor
Approximate Floor Area
569 sq. ft
(52.87 sq. m)



Ground Floor
Approximate Floor Area
743 sq. ft
(69.00 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



Hindolveston

IN NORFOLK
IS THE PLACE TO CALL HOME



A small friendly village in the heart of Norfolk with a close knit community. The church of St George the Martyr was built in 1932 after the original church fell down in 1892. The ruins of the old church can still be seen in the churchyard, which is located just outside the village. The Recreational Ground offers a large open space for general sports such as football or cricket, a children's play area and The Millenium Pavilion, which opened in the year 2000 and frequently hosts the Parish Council and is also available for private hire.

Hindolveston is ideally situated between three popular market towns; Holt, Fakenham and Dereham. A strong sense of community thrives among the proud residents and local businesses of Holt, and many of the latter champion the local 'Love Holt' initiative which waves the flag for the independent shops that add vibrancy to the Georgian town

centre. Throughout the year, there are plenty of local events including a summer Holt Festival and 1940s Weekend, which takes over the town and 'Poppy Line' heritage railway that runs between here and Sheringham.

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. There's no need to hurry home – relax and enjoy country life! On the edge of town is the eponymous Gresham's school. And, should you need to spread your wings a little wider, head to the heathland of Holt Country Park or Spout Hills and reconnect with nature.



Note from Sowerbys



“You can reach Holt within 20 minutes, a famous and much-loved Norfolk town.”

SOWERBYS



SERVICES CONNECTED

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

COUNCIL TAX

Band D.

ENERGY EFFICIENCY RATING

D. Ref:- 9362-3029-7208-0427-4200

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: ///patching.century.logs

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