



THE STORY OF

# Hillhouse

*Garvestone, Norfolk*

SOWERBYS



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# Hillhouse

Tanners Green, Gavestone,  
Norfolk, NR9 4QS

Delightful Character Cottage

Extended and Improved to Immaculate Standard

Superb Gardens Extending to  
Approximately 0.6 Acres (STMS)

Three Bedrooms and Two Bathrooms

Sitting Room with Wood-Burning Stove

Two Outbuildings/Home Offices

Wonderful Summerhouse

Timber Shed and Greenhouses

Garage and Driveway Parking

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“...delightful gardens providing a serene backdrop...”

This charming semi-detached character cottage occupies generous grounds within a uniquely peaceful location on the outskirts of the mid-Norfolk village of Garvestone. The cottage itself has been substantially extended and remodelled by the current owners and is abound with character and charming features yet enjoys an excellent degree of flexibility throughout the accommodation, having been extended and improved.

It could almost be said that the home itself is not the main attraction here, with the most delightful gardens providing a serene backdrop – a true haven for keen gardeners and wildlife alike! The grounds extend to approximately 0.6 acres (stms) and include formal gardens, planted beds, a wildlife garden with pond, a woodland, vegetable garden, fruit enclosures, a delightful summer house, sheds, glass houses, a raised

platform to enjoy views over the surrounding countryside, and even a choice of two tucked away home office options.

The striking façade of the property is exposed Norfolk red-brick and has been extended both to the side and rear elevations with a garden room and a ground floor bedroom furthering the versatility of the home. In brief, the accommodation comprises sitting room, garden room, dining room, kitchen, utility, and bathroom, as well as the ground floor bedroom with adjoining shower room. Whilst the first floor enjoys two double bedrooms accessed from the landing.

The property has been beautifully maintained and is found in excellent decorative order throughout, whilst the main home has even benefited from a replacement roof in the most recent of times.









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

# Garvestone

IN NORFOLK  
IS THE PLACE TO CALL HOME



Garvestone is conveniently situated between the market towns of Dereham and Wymondham and

within thirty minutes of the cathedral city of Norwich. Dereham boasts a number of good schools together with sports and leisure facilities. There is a comprehensive selection of shops, including supermarkets, pubs and restaurants and a cinema. Garvestone itself has a village primary school and is within easy reach of a number of first class golf clubs one of which being Barnham Broom.

It is ideally located for both the north Norfolk coast and the city of Norwich with its international airport and mainline rail link.

Wymondham is a bustling town, famous for its Abbey, and offers direct train links to Norwich, Peterborough, Cambridge and London, Kings Cross. Wicklewood Primary School is approximately 1 mile away from Wymondham and has is rated outstanding in the Ofsted report and both Wymondham College and Wymondham High are minutes away.

Wymondham provides excellent facilities including a Waitrose supermarket and an interesting array of boutique shops, cafes, pubs and restaurants. The market town of Attleborough is 9 miles away with a range of amenities including four schools, a town hall, shops, coffee shops, bars, restaurants, takeaway restaurants, a doctors surgery and train links to Norwich, Cambridge and London.

Nestled in the Brecklands, in the heart of the county, Dereham is a classic country market town and an architectural haven with plenty of Georgian gems set on generous plots, blended with more recent developments. A twice weekly market, on Tuesdays and Fridays, along with a strong cohort of independent and specialist shops and free parking make the town a fabulous place for an afternoon spent browsing.

Dereham and its surrounding villages are a fantastic spot to enjoy the best of Norfolk country living with easy commuting access to Norwich and the coast at Wells-next-the-Sea, just 22 miles away. Come discover a Norfolk gem.



## SERVICES CONNECTED

Mains water and electricity. Oil fired central heating. Drainage via sewerage treatment plant.

## COUNCIL TAX

Band B.

## 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: ///shallower.dancer.strictly

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