



THE STORY OF

3 Field House Cottages

Hindringham, Norfolk

FIELD HOUSE COTTAGES

SOWERBYS

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THE STORY OF

3 Field House Cottages

Walsingham Road, Hindringham
Norfolk, NR21 0BT

Terraced Cottage

Two/Three Bedrooms

Outside Storage

Parking

Beautiful Gardens

Views over Hindringham Meadows

Village Location

Rare Opportunity

Chain Free

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“The morning birdsong is always a delightful way to start the day.”

Field House Cottages is a delightful terrace of brick and flint cottages, of which No.3 is included. With unrivalled far-reaching views across the meadows and bird song in the background, this property is the perfect place to reside for a peaceful environment.

Currently an admired holiday cottage, welcoming guests into the depths of the north Norfolk countryside, this cottage presents as a unique opportunity to acquire a beautiful mid-terraced cottage, which is ideally set up to be welcoming guests.

The ground floor offers bright and

neutral accommodation. Thoughtfully designed for practical living, you are welcomed into a boot room with space to store coats and shoes. The reception rooms flow from the kitchen, which includes a useful pantry, the spacious dining room and a cosy living room with a charming fireplace and doors into the back garden.

Upstairs offers flexible accommodation. Currently set up as two double bedrooms, a main bathroom and a spare room being utilised as a children's bedroom. This third room, although not quite large enough to house a standard sized bed, would also make a great study.





The location of the cottage is something quite special. Located down a peaceful country lane and set back from the road, the cottage is approached through its front garden, adorned by an abundance of plants and wildflowers.

Surrounded by fields to most angles, it would be easy to let time whisk you away to take in the views. To the rear, and more so with the vantage point of the first-floor windows, the cottage overlooks Hindringham Meadows, which provides further stunning, uninterrupted views.

This cottage really is something of a rarity, and no doubt will make a wonderful home, or countryside retreat for its next custodian.



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.

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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



Beautiful views from 3 Field House Cottages.

“It is a privilege to step out of the door to these beautiful surroundings.”

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SERVICES CONNECTED

Mains electricity. Water via a bore hole. Electric central heating.
Drainage via septic tank.

COUNCIL TAX

Band C.

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: ///lists.orchids.thatched

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