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GREEN  
COTTAGE

THE STORY OF

# Green Cottage

*Hingham, Norfolk*

SOWERBYS





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# Green Cottage

Watton Road, Hingham  
Norfolk, NR9 4NN

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Detached Period Home Dating Back  
to the Late 18th Century

Accommodation of Approximately 1,800 Sq Ft.

Open Plan Kitchen Dining Room

Ground Floor Shower Room and Utility

Cosy Sitting Room With Log Burner

Four Double Bedrooms

Principal Suite with Dressing Room  
and En-Suite Bathroom

Home Cinema Room and Private  
Barbeque Entertaining Area

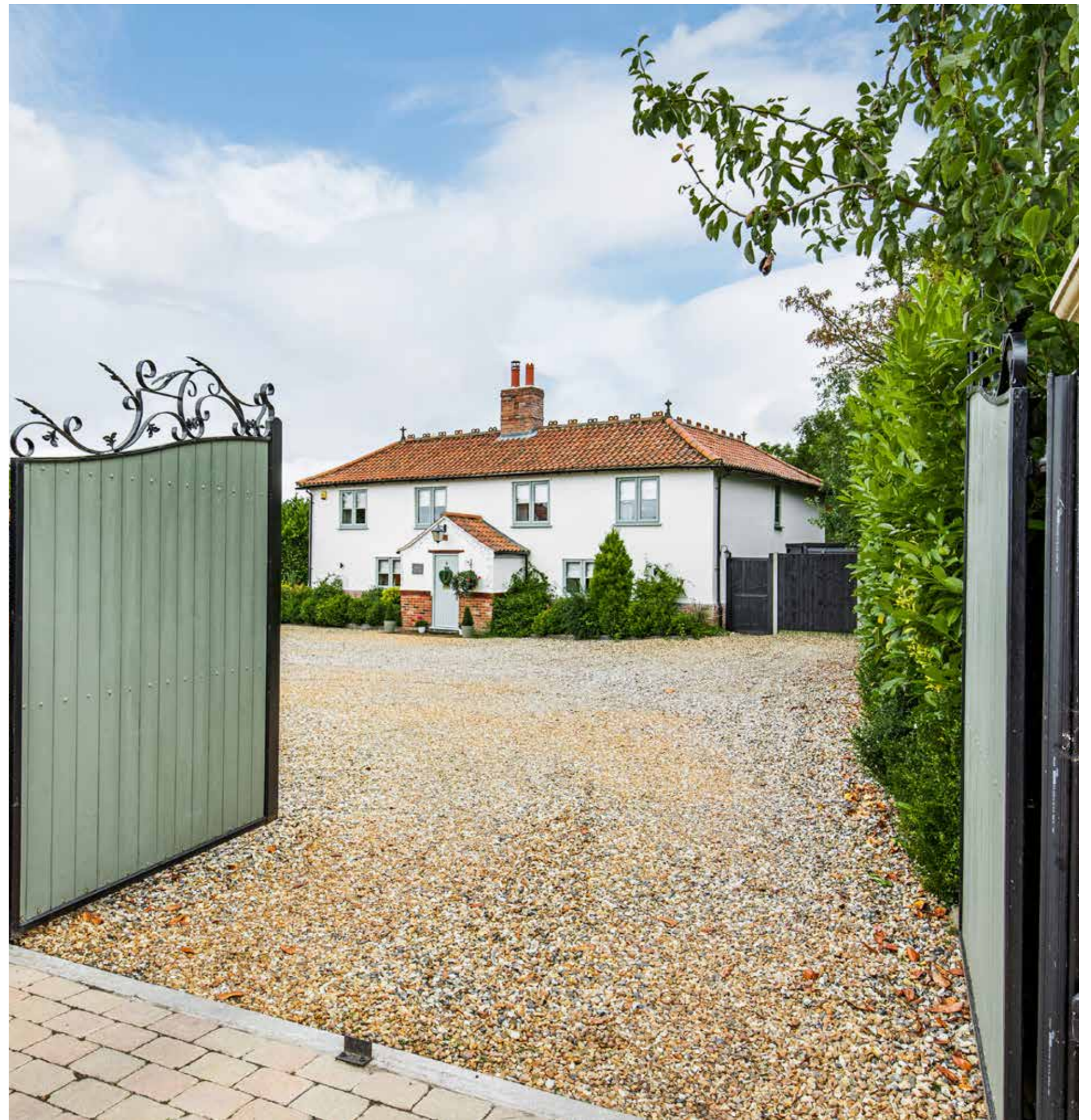
Double Garage and Gym

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**SOWERBYS WATTON OFFICE**

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Green Cottage is a magnificent four-bedroom detached family residence, gracefully situated on the outskirts of Hingham. Believed to be dating back to the late 18th century, this wonderful property has been meticulously stripped back to reveal its historic charm and then sympathetically restored and expanded to an exceptional standard. The current owners have nearly doubled the accommodation, showcasing an exquisite attention to detail.

This enchanting cottage boasts an array of standout features that seamlessly blend with its original character. These include stunning herringbone brickwork, engineered oak flooring, reclaimed solid latch doors, and a captivating two-way fireplace with an inset beam above a cozy wood-burning stove. The light-filled bespoke kitchen flows effortlessly into a spacious family room, with bi-folding doors that open onto a sun-drenched patio, making this home a true gem.

Among the numerous desirable aspects of Green Cottage is the expansive principal bedroom, complete with a luxurious four-piece en-suite and a generous dressing room, which could also serve as a nursery or study. Additionally, there are three more double bedrooms and a stylish bathroom featuring a jacuzzi bath, complemented by a convenient ground floor shower room off the utility area.





From September onwards, the cosy sitting room is where you will find us...







The property exudes grandeur from the moment you arrive, with secure electric double gates leading to a large gravel driveway and a detached brick and ‘Suffolk clad’ garage block. This double garage boasts electric roller doors and an internal door to an additional side section measuring 18’10” x 9’9”, perfect for a potential home office or hobby space, and is currently used as a gym. Gates on both sides of the property lead to a beautifully landscaped, southerly facing rear garden. This sunny oasis features well-maintained lawns, an array of shrubs and flowers along sleeper-edged borders, and a stylish tiled patio ideal for family gatherings, entertaining, or relaxation.

Additional amenities include a useful timber outbuilding and wood store, and at the end of the garden, a gate opens into a secret garden and Barbeque courtyard. This hidden retreat houses an insulated outbuilding currently used as a home cinema, providing an enviable and private escape.

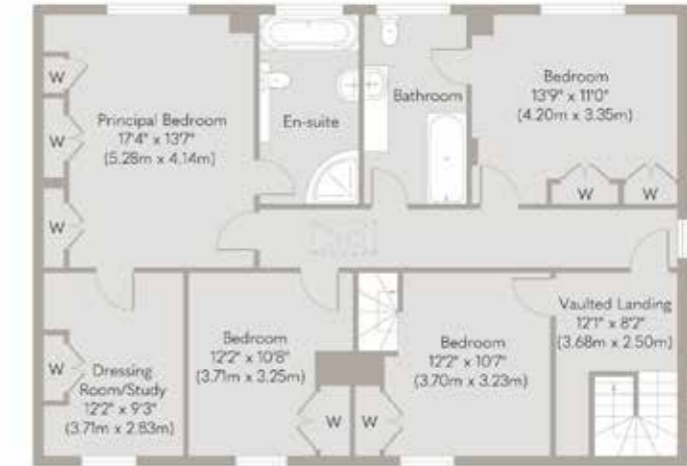




It is a wonderful  
privilege to host for  
family and friends here.







First Floor  
Approximate Floor Area  
947 sq. ft  
(87.94 sq. m)



Garage  
Approximate Floor Area  
947 sq. ft  
(87.94 sq. m)



Ground Floor  
Approximate Floor Area  
947 sq. ft  
(87.94 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.

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# Hingham

DISCOVER THIS 18TH CENTURY  
"LITTLE LONDON"

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, Hulabaloos 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



Rear of Green Cottage.

"The White Hart Hotel is such a lovely place to eat and socialise in the summer and the winter, especially at Christmas."



## SERVICES CONNECTED

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

## COUNCIL TAX

Band to be confirmed.

## ENERGY EFFICIENCY RATING

C. Ref:- 0768-0263-5527-2019-0800

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: ///smart.whirlpool.squabbles

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# SOWERBYS

To mark our 30th anniversary year, we're making a donation to these Norfolk charities every time we sell a home

Nelson's  
Journey

 St Martins  
more than a home  
for the homeless

 mind  
Norfolk and  
Waveney

 Cancer  
Charity  
— EST. NORFOLK 1983 —

 East Anglian  
Air Ambulance

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