



Holmewood House, Hindolveston

Independent Estate Agents

Pointens





**Holmewood House, The Dyes,
Hindolveston, Norfolk NR20 5DQ**

Norwich 20 miles, Holt 7 miles

North Norfolk Coast 10 miles

A very rare opportunity to acquire a fine detached period property situated in a totally unspoilt, rural, part-wooded location, Holmewood House stands in grounds of around 1.25 acres (STS).

GUIDE PRICE £750,000



The Property

A rare opportunity to acquire a country cottage situated in a superb rural location on the southern edge of this popular North Norfolk village. Holmewood House is surrounded by woodland on three sides and open farmland to the front aspect. Re-furbished to an exceptionally high standard in recent years, the property now offers well appointed accommodation briefly comprising a 32' sitting room with an open fireplace housing a wood burner, a kitchen/diner with a range of hand built units. Study, a ground floor bedroom, a utility/boot room and a family bathroom. On the first floor there are two further bedrooms with a Jack and Jill bathroom. The property enjoys the benefit of oil fired central heating and sealed unit double glazing throughout. Outside, there are extensive grounds that are presently paddocks with stabling extending to around 1/25 acres (subject to survey).

Location

The village of Hindolveston is in the heart of beautiful North Norfolk countryside. Around two miles away are the villages of Melton Constable and Briston offering an extensive range of amenities to include village shops, a bakery, butchers, a garage and a primary school. Around four miles away is the market town of Holt. Holt has an extensive range of shops and businesses where a friendly and personal service still remains. The town is also home to Gresham's public school. The North Norfolk coast is around four miles distant with Cley, Blakeney and Morston all within easy reach. The county city of Norwich is about twenty miles away with a fast rail link to London (Liverpool Street). Norwich airport has direct access to most destinations via Amsterdam (Schipol).

Directions

Leave Holt on the B1110 to Dereham. Proceed through the village of Thornage. After going through an S bend, take the next turning left signposted to Melton Constable. After around 1 mile you will come to a T junction. Turn right and then immediately left, signposted to Hindolveston. Continue for 2 miles and at the T junction in the centre of Hindolveston turn left into The Street. The entrance to The Dyes will then be found on the left hand side after around 3/4 mile, just after going through an S bend. Proceed down this unadopted road for around 1/3rd mile where upon you will find the property on your left hand side.

Accommodation

The accommodation comprises:

Sitting Room (32'8 x 12'8)

Open fireplace housing a wood burner. Three radiators. Two staircases.

Kitchen/Dining Room (26'1 x 10'10, double aspect)

This is fitted out with a range of hand made units comprising a range of base units with marble working surfaces over, an Aga cooker, dishwasher, fridge, inset double Butler sink with mixer tap, island unit with cupboards under and marble worktops over. Two wall units. Radiator. Vaulted and timbered ceiling. Tiled floor. Double patio doors lead to the rear garden and a patio area.

Study (11' x 7'9)

Range of fitted cupboards. Velux window. Ceiling beam, radiator. Vaulted and timbered ceiling, tiled floor.

Bedroom Three (10' x 7'9)

Radiator. Vaulted and timbered ceiling.

Utility/Boot Room (11'4 x 9')

Extensive range of fitted cupboards. Fitted worktop. Plumbing for automatic washing machine and tumble drier. Tiled floor. Coat pegs.

Family Bathroom

Roll top bath with clawed feet and Victorian style mixer tap with shower attachment. W.C., pedestal washbasin. Shower cubicle. Heated towel rail. Electric shaver point. Ceiling beam. Velux window. Radiator. Tiled floor.

General Information

First Floor

Bedroom One (16'2 x 12'8)

Vaulted and timbered ceiling. Fitted wardrobe. Cast iron fireplace. Radiator.

Bedroom Two (16'3 x 12'8)

Vaulted and timbered ceiling. Velux window. Radiator.

Jack and Jill Bathroom

Copper roll top bath with Victorian style mixer tap and shower attachment. Wc, pedestal washbasin, heated towel rail. Two velux windows. Vaulted and timbered ceiling.

Curtilage

The property is approached over a long unadopted road and to the front of the house there is a shingled parking area for several vehicles. There are garden areas to the front and rear of the house together with a patio area directly behind the property. The majority of the grounds are split into various paddocked areas and within these grounds there are a range of outbuildings to include two wooden stables (12' x 14' and 12' x 10') with an adjoining tack room (12' x 12'). There is also a further stable block (24' x 12') and a wooden lean-to (18' x 12'). The grounds in total amount to 1.25 acres (subject to survey).

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Tenure: Freehold.

Services: Mains water, electricity. Drainage is via a septic tank.

Local Authority: North Norfolk District Council, Tel: 01263 513811

Council Tax Band: D (£2220.25–2024/25)

Energy Performance Certificate Band: E

Viewing arrangements: Strictly via the sole agents, Pointens Estate Agents, tel 01263 711880.

Ref: H313236

Agents Notes: Intending purchasers will be asked to produce original Identity Documentation and Proof of Address before solicitors are instructed.

Important Notice

Messrs. Pointens for themselves and for the Vendors or Lessors of this property whose Agents they are, give notice that:

These particulars have been prepared in accordance with the Property Misdescriptions Act 1991 and they are intended to give a fair and substantially correct general description of the property for the guidance of intending purchasers, and they do not constitute part of an offer or contract.

Please note that: Photographs may have been taken with the use of a wide-angle lens

We have not tested any heating installations, other appliances or services and it is therefore the responsibility of the purchaser, their solicitor or surveyor, to ascertain their condition and serviceability.

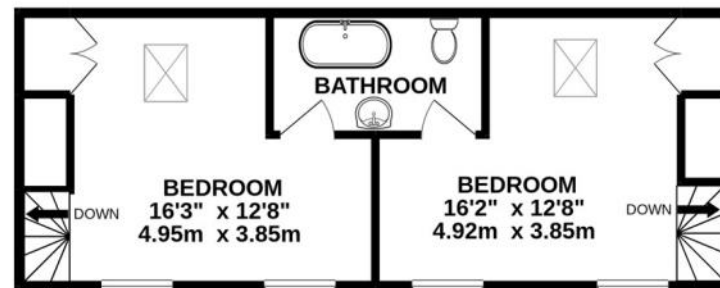
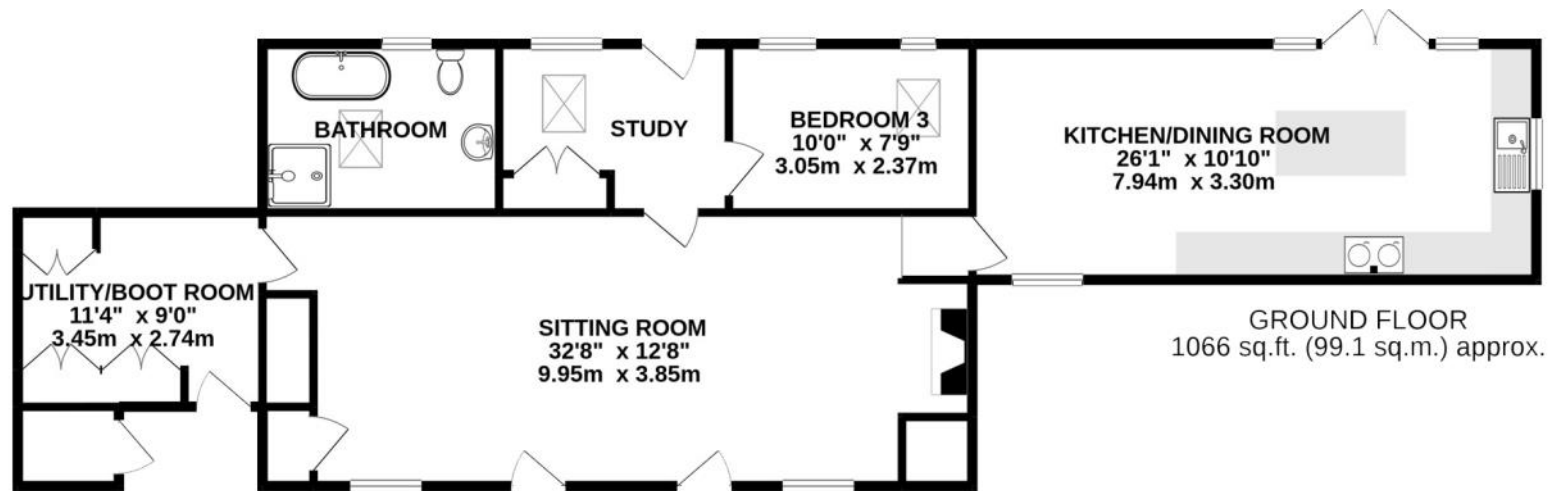
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170 The Dyes, Hindolveston, NR20 5DQ

TOTAL APPROX. FLOOR AREA 1481 SQ.FT (137 SQ.M.)



1ST FLOOR
415 sq.ft. (38.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and 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. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Made with Metropix © 2021

18 High Street, Holt, Norfolk NR25 6BH | Tel: 01263 711880 | enquiries@pointens.co.uk

