



THE STORY OF

4 Hall Farm Cottages

Illington, Norfolk

SOWERBYS



THE STORY OF

4 Hall Farm Cottages

Illington, Norfolk
IP24 1RS

Stunning Norfolk Countryside Location

Semi-Detached Cottage

Internal Accommodation
Stretching to 1508 Sq. Ft.

Period Features Throughout

Three Double Bedrooms

Open Kitchen/Breakfast Room

Large Garden

Field Views

Parking for Several Cars to the Front

SOWERBYS WATTON OFFICE
01953 884522
watton@sowerbys.com





Tucked away in a serene corner of the Norfolk countryside, this remarkable three-bedroom semi-detached property is part of a small collection of former workers' cottages. Located down a quiet country lane and backing onto the idyllic Norfolk farmland, this home has grown from its original two-up, two-down design into a spacious and characterful residence.

While the property features a traditional front door, it is rarely used, with most visitors opting to enter through the welcoming back door. This entrance leads directly into the kitchen, a space that becomes the heart of the home during the summer months. Here, the garden offers an inviting setting for outdoor gatherings, with garden furniture perfectly positioned on a paved terrace.

The current owner has lovingly restored the property, retaining and enhancing its historic charm. Exquisite original features, including exposed wooden beams and brick-weaved flooring, are highlighted throughout the home, adding to its unique appeal.

There are two sitting rooms, each with its own log burner, providing cosy spaces for relaxation. Additionally, the ground floor includes a versatile third reception room, currently used as a hobby room, alongside a utility room and a convenient downstairs W/C.

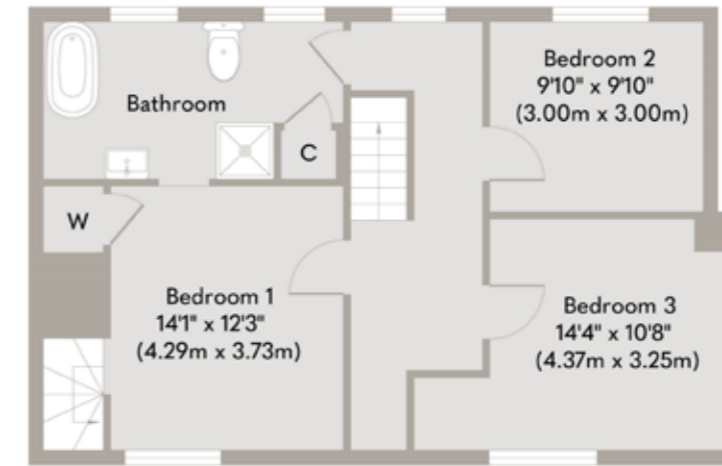
Upstairs, three well-proportioned double bedrooms offer comfortable accommodations, complemented by a stylish family bathroom.

The expansive rear garden is predominantly laid to lawn, surrounded by mature flower beds, hedges, and trees, creating a private oasis. At the garden's end, stunning views of the Norfolk countryside provide a breathtaking backdrop. To the front of the property there is ample parking for several cars, and another good sized lawned area with more mature hedging.

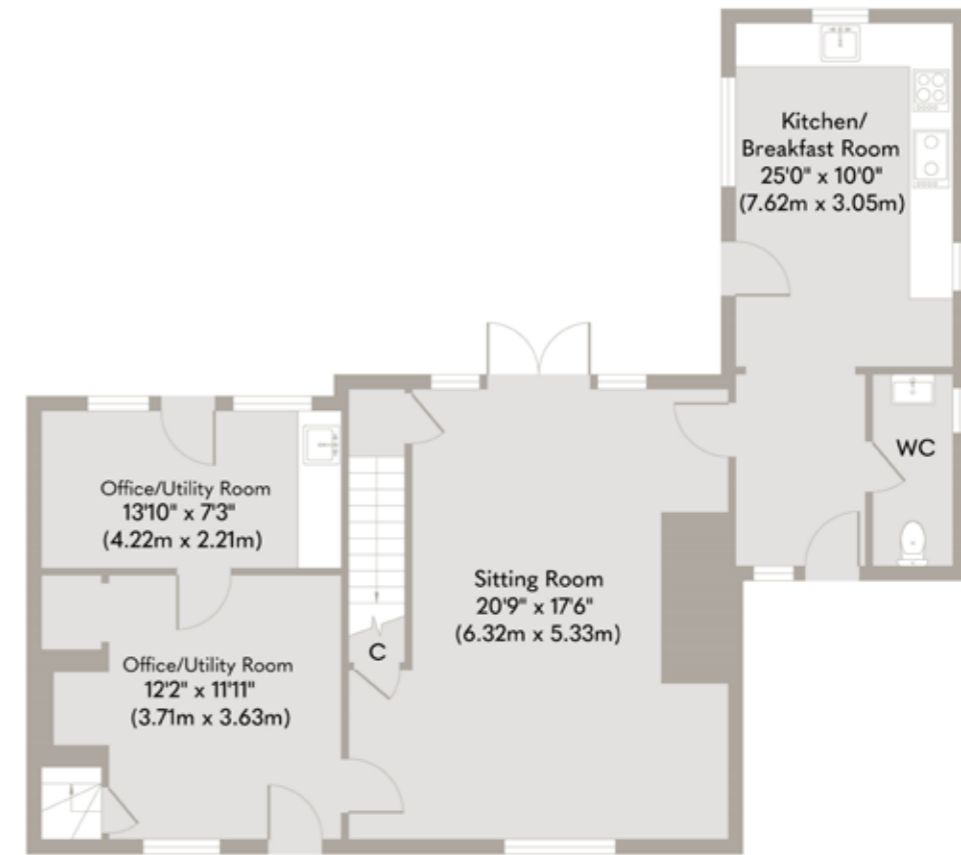


Exquisite original features, including exposed wooden beams and brick-weaved flooring, are highlighted throughout the home.





First Floor



Ground Floor

Ground Floor Approximate Floor Area 896 sq.ft (83.20 sq.m)
 First Floor Approximate Floor Area 612 sq.ft (56.87 sq.m)
 Approx. Gross Internal Floor Area 1508 sq.ft (140.07 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.

Copyright V360 Ltd 2023 | www.houseviz.com

Illington

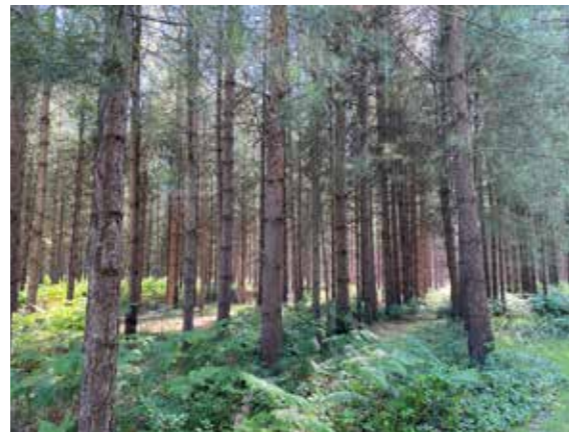
TRANQUIL VILLAGE IN NORFOLK'S COUNTRYSIDE

Illington is a small hamlet located in the Breckland district of Norfolk, and is part of a rural area known for its scenic landscapes and agricultural background.

Illington has a small population, contributing to its quiet and close-knit community atmosphere. The architecture in Illington primarily consists of traditional English country homes and cottages, widely dispersed across the landscape.

Illington's rural setting makes it a picturesque location, ideal for those interested in exploring the English countryside, enjoying nature, or learning about local history and traditional village life. Despite its small size, Illington contributes to the rich tapestry of rural communities that define much of Norfolk's character.

The nearby market town of Thetford benefits from its well connected transport links, with trains twice hourly to Norwich and London and hourly to Cambridge and Peterborough. There is an excellent range of facilities and good schools, a twice weekly market and Thetford Forest is just minutes away which is a haven for wildlife and offers endless miles of walks, activities including Go Ape, and picnic areas. It is also a popular location for performances by international music acts.



Note from Sowerbys



“The expansive rear garden is predominantly laid to lawn, surrounded by mature flower beds, hedges, and trees, creating a private oasis.”



SERVICES CONNECTED

Services to be confirmed.

COUNCIL TAX

Band C.

ENERGY EFFICIENCY RATING

E. Ref: 0370-2376-4370-2094-5631.

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: ///regular.berated.sized

These particulars and measurements whilst believed to be accurate, are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give representation or warranty in respect of the property.

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 1989 —

 East Anglian
Air Ambulance

Sowerbys Estate Agents Limited is a company registered
in England and Wales, company no: 05668606.
Registered office 54 Westgate, Hunstanton, Norfolk, PE36 5EL

