



THE STORY OF  
**The Old Post Office**  
*Hingham, Norfolk*

**SOWERBYS**



THE STORY OF

# The Old Post Office

Hingham, Norfolk  
NR9 4AF

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Grade II Listed Former Post Office

A Wealth of Further Potential (STPP)

Accommodation Extending to Over 2000 Sq. Ft.

Large Garage/Workshop and  
Adjoining Outbuilding/Office

Original Features and Exposed Timbers

Three/Four Bedrooms

Large Open-Plan Reception Space

Kitchen/Breakfast Room

Located in Heart of Hingham

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**SOWERBYS WATTON OFFICE**

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Situated in the heart of the market place, this Grade II Listed property served as Hingham's Post Office and Stores until recent years.

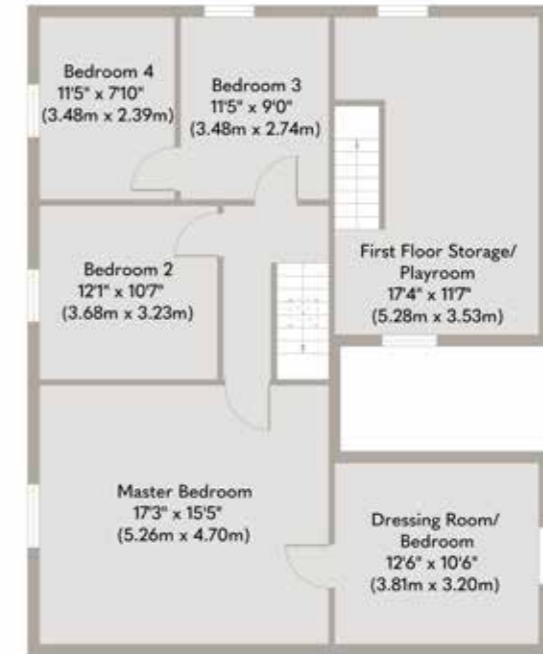
The front reception space, having previously served as the counter/shop area, now boasts a light and spacious open plan living/dining area. There is an evident blend between the old and new in the house, with the back of the property having been extended in later years, with a further reception room, bathroom, spacious kitchen offering steps up to a storage area with apex beam - adding to the character of this cherished home.

There are three traditionally laid out bedrooms, with scope to utilise two further rooms as either additional bedroom or dressing rooms.

The property has a generous sized garage with a pitched roof and two 'up and over' doors. The rear section of the garage has been partitioned and has a W.C, along with power and light. There is scope to convert to further living accommodation, subject to relevant planning permission/building regulation approval.

The courtyard garden is fully enclosed and provides an afternoon sun trap which is ideal for al-fresco dining.





**First Floor**  
Approximate Floor Area  
961 sq. ft  
(89.24 sq. m)



**Outbuilding**  
Approximate Floor Area  
464 sq. ft  
(43.11 sq. m)

**Ground Floor**  
Approximate Floor Area  
1056 sq. ft  
(98.11 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 Sowerbys



Courtyard garden.

"The courtyard garden is fully enclosed and provides an afternoon sun trap which is ideal for al-fresco dining."



### SERVICES CONNECTED

Mains water, electricity and gas. Electric heating.

### COUNCIL TAX

Band D.

### ENERGY EFFICIENCY RATING

An Energy Performance Certificate is not required for this property due to it being Grade II listed.

### TENURE

Freehold.

### LOCATION

What3words: ///stack.acquaint.realm

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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

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Journey

 St Martins  
more than a home  
for the homeless

 mind  
Norfolk and  
Waveney

 Cancer  
Charity  
— EST. NORFOLK 1989 —

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Air Ambulance

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