



THE STORY OF

Dreamcatcher's Cottage

Hindolveston, Norfolk

SOWERBYS



THE STORY OF

Dreamcatcher's Cottage

Hindolveston, Norfolk
NR20 5DA

Charming, Mellow
Red Brick Cottage

Two Bedrooms

Bursting with Period
Charm and Character

Sitting Room with Exposed
Beams and Wood-Burner

Generous Front Garden

Off Road Parking

Discreet Village Location

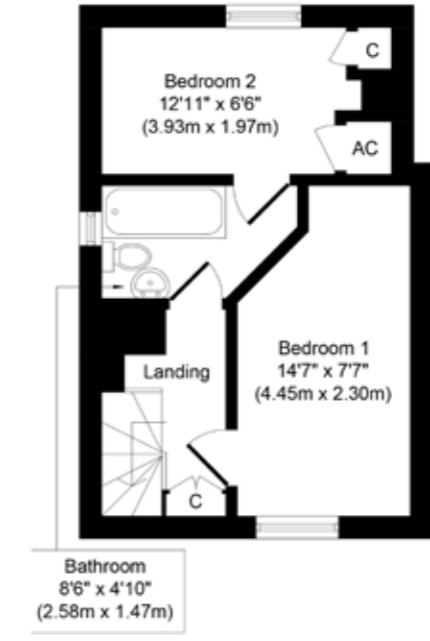
SOWERBYS HOLT OFFICE
01263 710777
holt@sowerbys.com

Dreamcatcher's Cottage is a beautifully quaint, period residence is nestled discreetly in a quiet village location. This a charming, mellow red brick cottage forms part of an attractive terrace row that occupies a central position in the delightful North Norfolk village of Hindolveston. Set back from the road behind a generous front garden, the cottage is hidden from sight and enjoys a wonderfully peaceful environment. The compact, yet perfectly formed accommodation is bursting with period charm and character throughout and has been a much-loved holiday home for the present owners.

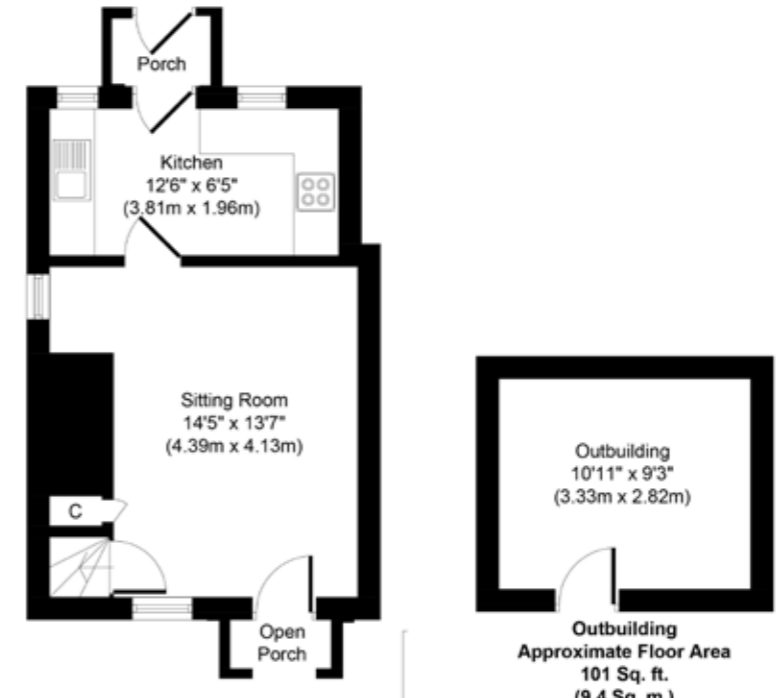
The accommodation is set over two floors and briefly comprises an ornate stained glass front door leading into the sitting room, this charming room features exposed beams to the ceiling, reclaimed wooden floors, a highly decorative fireplace with a wood-burner and space for a dining table. Off the sitting room via a latched door, you will find the kitchen with a range of modern 'Shaker' style cabinets and a door to the rear. A concealed 'Norfolk Winder' staircase off the sitting room takes you to the first-floor accommodation where you will find two comfortable bedrooms and a bathroom with a latched door and exposed brick wall, featuring a bath with shower over, wash hand basin and WC.

To the rear of the cottage is a private hard standing with off-road parking. A personal gate opens onto a generous and established garden with shaped lawns flanked by well-stocked shrubs, flowering beds and a pathway leading to the back door. To the front of the cottage is a small lawned area and access to a charming barn-style outbuilding, which is used for storage.

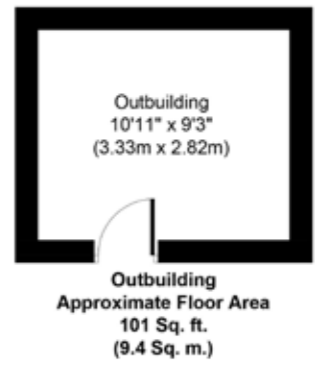




First Floor
 Approximate Floor Area
 281 Sq. ft.
 (26.1 Sq. m.)



Ground Floor
 Approximate Floor Area
 293 Sq. ft.
 (27.2 Sq. m.)



Outbuilding
 Approximate Floor Area
 101 Sq. ft.
 (9.4 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.

Hindolveston

A STRONG SENSE OF COMMUNITY
AND A FINE MARKET TOWN



A small friendly village in the heart of Norfolk with a close knit community. The village hall is a hive of activity, hosting many clubs and crafts, as well as bowls and a Friday night bar. Cinema nights are held through the winter months, and there's also a farm shop within the village. The Recreational Ground offers a large open space for general sports such as football or cricket, a children's play area and The Millenium Pavilion, which opened in the year 2000 and frequently hosts the Parish Council and is also available for private hire. The church of St George the Martyr was built in 1932 after the original church fell down in 1892.

Hindolveston is ideally situated between three popular market towns; Holt, Fakenham and Dereham. A strong sense of community thrives among the proud residents and local businesses of Holt, and many of the latter champion the local 'Love Holt' initiative which waves the flag for the independent shops that add vibrancy to the Georgian town centre. Throughout the year, there are plenty of local events including a summer Holt Festival and 1940s Weekend, which takes over the town and 'Poppy Line' heritage railway that runs between here and Sheringham.



Note from the Vendor



“We would describe our home as unique, cosy and magical.”



SERVICES CONNECTED

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

COUNCIL TAX

Band A.

ENERGY EFFICIENCY RATING

E. Ref:- 5190-0194-0922-6198-3993

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: ///frail.crunchy.surfer

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

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

