



15 Blacksmiths Lane, Hindringham

Fakenham



Guide Price £600,000
Minors & Brady

15 Blacksmiths Lane

Hindringham, Fakenham

CHAI NE FREE! - Guide Price : £600,000 - £625,000. Tucked away in the peaceful village of Hindringham and surrounded by open fields, this beautifully extended five-bedroom detached bungalow offers an exceptional blend of contemporary living and countryside charm. Boasting an impressive A-rated EPC, complete with solar panels for enhanced energy efficiency, the home has been thoughtfully designed to offer both style and sustainability. With generous living spaces, modern finishes, and picturesque views, this property is perfect for families or buyers seeking a spacious, future-proof home in a close-knit community setting.

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- Extended detached bungalow in great condition
- A Rated EPC - Solar Panels
- Property is South facing and benefits from beautiful field views
- Desirable location in North Norfolk village that's close to the coast, town
- Location is peaceful and not overlooked - added that additional layer of privacy
- Everything on one floor providing ease of accessibility
- Extended modern kitchen with separate pantry and utility room
- Versatile accommodation offering three/five bedrooms to suit your needs
- Landscaped, low maintenance garden
- Oak cart lodge and dedicated workshop



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Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: A

EPC Environmental Impact Rating: B



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Location

Situated in the picturesque village of Hindringham, Norfolk, Blacksmiths Lane offers a serene lifestyle amidst rich history and natural beauty. The village is home to the 14th-century St. Martin's Church, renowned for its ancient Norman chest and distinctive architecture. A short stroll away lies Hindringham Hall, a 16th-century moated manor surrounded by award-nominated gardens, open to the public during select times. The community thrives with amenities such as the Hindringham Pavilion, a hub for social events and activities. For families, the village hosts a well-regarded primary school, and the nearby towns of Fakenham, Wells-next-the-Sea, and Holt provide additional shopping, dining, and leisure options. With its blend of historical charm and modern conveniences, Hindringham presents an ideal setting for those seeking a tranquil yet connected lifestyle.

Blacksmiths Lane

Upon entering this inviting abode, the entrance hall sets the tone for the rest of the home. From this central point, one can effortlessly explore the three well-appointed bedrooms, a family bathroom, and the heart of the residence — an open-plan kitchen and family area. Bathed in natural light



Outbuilding
194 sq.ft. (18.0 sq.m.) approx.

Ground Floor
2064 sq.ft. (191.8 sq.m.) approx.



Whilst every attempt has been made to ensure the accuracy of the floorplan 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. 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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