



THE STORY OF
Dovecote House
Hingham, Norfolk

SOWERBYS



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Dovecote House

4 Dereham Road, Hingham, Norfolk
NR9 4HU

Grade II Listed Property Within the
Conservation Area of Hingham

Three Reception Rooms

Open Plan Kitchen-Breakfast Room, Utility
Room, Garden Room Including Aga

Four Double Bedrooms

Three Bathrooms and Ground
Floor Shower Room

Beautiful Private Courtyard Garden

Detached Garage with Workshop/Studio Above

Central Village Location, Close to Amenities

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Positioned at the heart of Hingham, one of Norfolk's most desirable villages, Dovecote House offers a compelling lifestyle opportunity, combining spacious family living with exceptional versatility.

This substantial property has been thoughtfully extended and improved over time, resulting in a home that adapts effortlessly to modern life. At its core are four generous reception rooms, ideal for entertaining, family time, or home working. The open-plan kitchen-breakfast room forms a sociable hub, perfect for family routines and weekend gatherings, with views onto the enclosed courtyard garden – a private, low-maintenance oasis enhancing the home's sense of calm and seclusion.

Upstairs, four double bedrooms and three bathrooms offer space and comfort for family and guests alike, with scope for multigenerational living. The ground floor also features a practical shower room, perfect for busy households or visiting guests.

A large garage adds further value, with a versatile studio/workshop above - ideal for creative pursuits, hobbies, or flexible additional space to suit your lifestyle.

Just a short stroll from Hingham's centre, this home enjoys easy access to village amenities including shops, cafés, a primary school, and transport links to Norwich and beyond.

Dovecote House is more than a residence - it's a flexible and future-ready home offering space, comfort, and a truly enviable location in one of Norfolk's most cherished rural communities.





The accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are not to be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and does not constitute an offer of any financial product.

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



“The open-plan kitchen-breakfast room forms a sociable hub, perfect for family routines and weekend gatherings.”



SERVICES CONNECTED

Mains electricity, water and drainage. Electric central heating.

COUNCIL TAX

Band E.

ENERGY EFFICIENCY RATING

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

TENURE

Freehold.

LOCATION

What3words: ///hush.never.gratuity

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

We are proudly supporting these Norfolk charities by organising and participating in events throughout 2025, along with making a donation for every home we sell.



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