



THE STORY OF

3 Hoe Lodge Cottages

Dereham, Norfolk

SOWERBYS



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Northall Green, Dereham, Norfolk
NR19 2DQ

Thoughtfully Modernised and
Extended Period Cottage

Quiet Hamlet Setting in Northall Green

Easy Access to Dereham Town Centre

Private Rear Garden with Open Field Views

Former Railway Worker's Cottage
Dating Back to the 1830s

Two Spacious Reception Rooms

Ground Floor WC and Separate Utility Area

Generous Four-Piece Bathroom Suite

Off-Road Parking for Multiple Vehicles

Attractive Rural Outlook Over
Former Railway Line

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Positioned within the quiet hamlet of Northall Green, 3 Hoe Lodge Cottages is an attractive former railway worker's cottage dating back to the 1830s, carefully modernised and extended to provide well-considered accommodation. The property enjoys a peaceful rural setting while remaining conveniently placed for access to Dereham town centre and its comprehensive range of amenities.

The cottage occupies an appealing plot with a private rear garden that opens out to views across surrounding farmland and the former railway line, lending a strong sense of openness and perspective. This outlook enhances both the setting and the feeling of separation, creating an environment that feels calm, unspoilt and distinctly rural.

Inside, the accommodation has been arranged with balance and intention. Two generous reception rooms offer flexibility for everyday living, while the extended layout allows the spaces to connect naturally without compromising the integrity of the original cottage. Throughout, the interiors reflect a careful approach to modernisation, blending the property's period origins with practical, understated finishes.

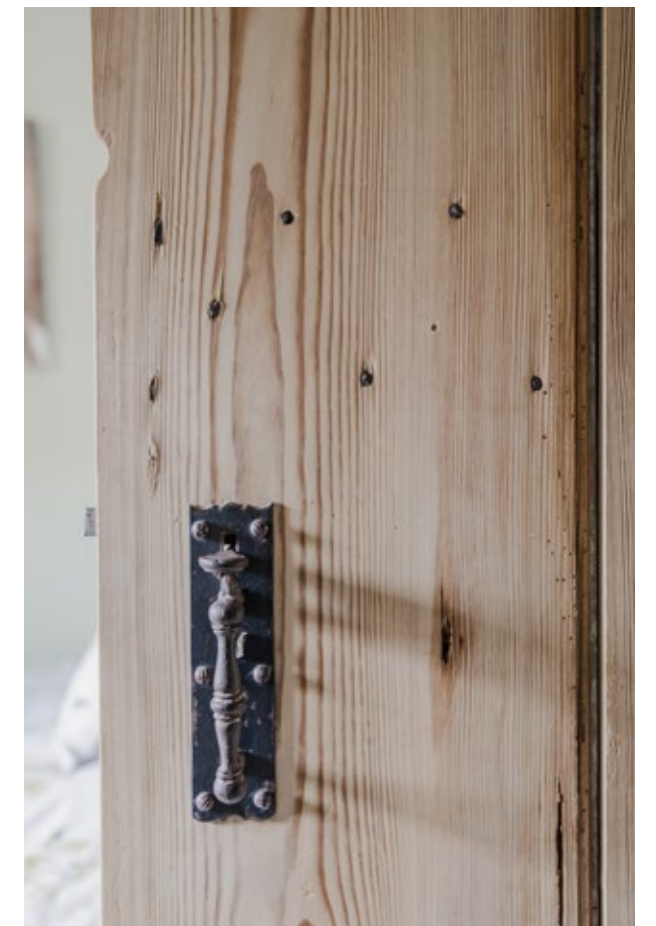
Everyday functionality has been thoughtfully addressed with the inclusion of a ground floor WC and separate utility area. Upstairs, the four-piece bathroom suite stands out for its scale and comfort, providing a level of refinement rarely associated with cottages of this era.

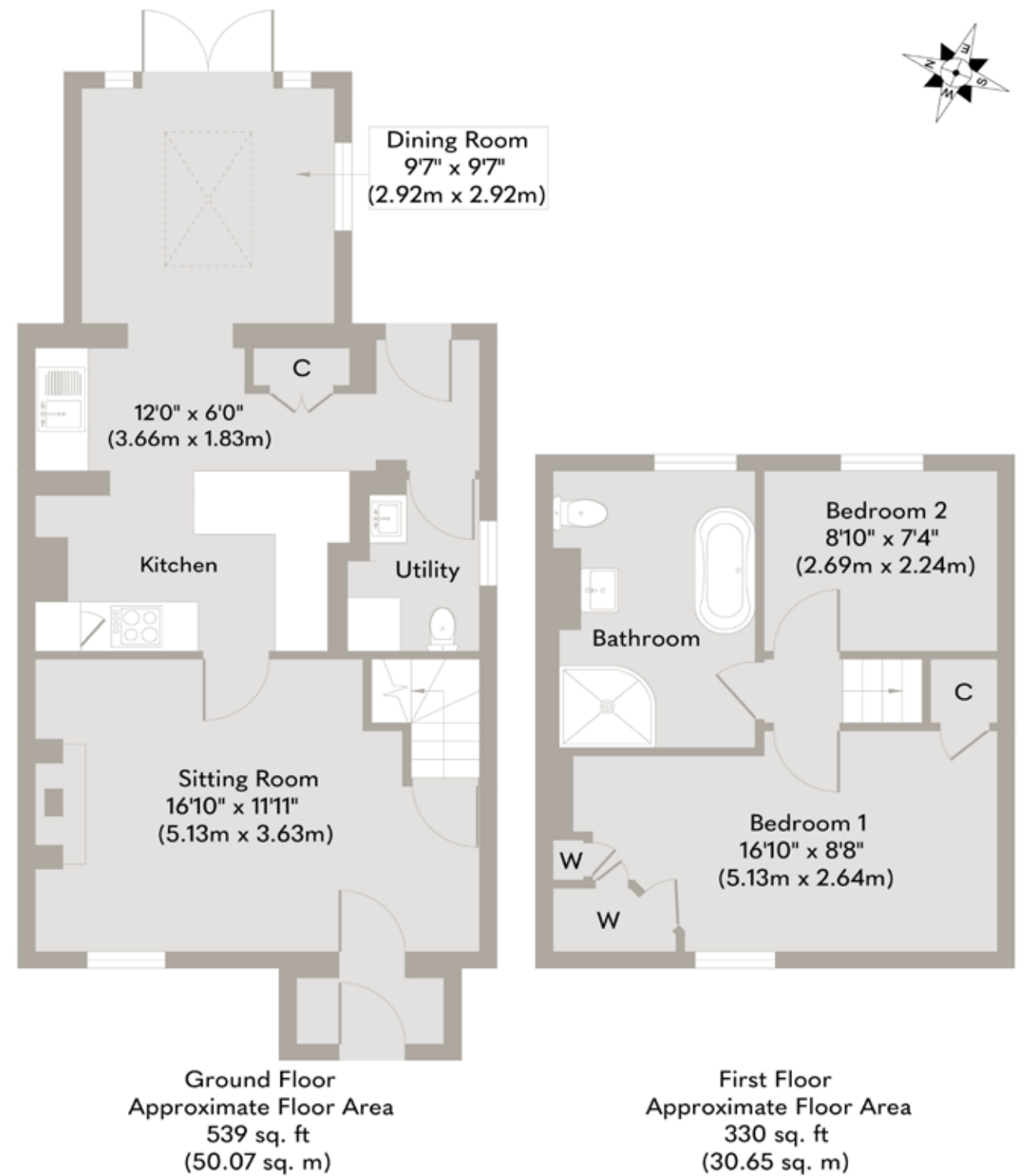
Outside, the property benefits from off-road parking for multiple vehicles. The rear garden offers privacy and open views, making it well suited to outdoor dining, gardening or quiet enjoyment. 3 Hoe Lodge Cottages is a well-balanced period home, defined by its heritage, its setting and the quality of its modern adaptation.





Cosy, peaceful and perfect - a cottage that truly lives up to its character.





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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Dereham

LOCATED IN THE
MIDDLE OF NORFOLK

Nestled in the Brecklands, Dereham is a classic country market town with Georgian architecture and more recent developments.

In the eighth century, Anna, King of East Anglia's youngest daughter, founded a nunnery and prayed for a miracle during a famine. Two deer appeared daily, providing milk. When a huntsman tried to capture them, he was killed after being thrown from his horse, believed to be divine retribution. This event is depicted on a town sign at the entry to Butter Market from the High Street.

Today, Dereham boasts a twice-weekly market on Tuesdays and Fridays, numerous independent shops, and free parking, making it a great spot for an afternoon browse. Notable landmarks include the Mid-Norfolk Railway, running 1950s railcars to Wymondham Abbey, the Grade II listed Dereham Windmill, and Bishop Bonner's Cottage, the oldest building in town, established in 1502.

Nearby attractions for heritage enthusiasts include Gressenhall Farm and Workhouse, Castle Acre Castle and Priory, and the National Trust property Oxburgh Hall, all within a short drive.

For dining, try Spice Fusion curry house or The George Hotel, Bar and Restaurant, known for its excellent accommodation, food, and award-winning drinks. Brisley, 6.5 miles away, hosts The Brisley Bell, a highly acclaimed pub, while The Old Dairy in Stanfield offers artisan bread and produce.

With good local schools, a leisure centre, and a golf course, Dereham and its surrounding villages provide an ideal blend of Norfolk country living with easy access to Norwich and the coast at Wells-next-the-Sea, just 22 miles away. Discover this Norfolk gem.



Note from the Vendor



“A historic Victorian cottage, lovingly restored with original features preserved to honour its understanding and story.”



SERVICES CONNECTED

Mains water and electricity. Oil fired central heating. Drainage via sewage treatment plant.

COUNCIL TAX

Band B.

ENERGY EFFICIENCY RATING

D. Ref:- 0330-2397-4590-2996-6711

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: ///mainland.amplified.blazed

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SOWERBYS

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