



Hill House, Setchey

Guide Price £895,000

**BELTON
DUFFEY**

Hill House

Lynn Road, Setchey, Norfolk,
PE33 0BD

An attractive, 4 bedroom, 3 reception, period residence set in established grounds of 2.78 acres, (s.t.s.) with potential for development having 2 brick outbuildings and barn.



DESCRIPTION

Hill House is an attractive, period carrstone residence dating from circa 1820, retaining a wealth of interesting and period features. These include deep skirting boards, high ceilings, traditional window shutters, panelled internal doors, decorative dado and picture rails, open fireplaces, exposed timber floorboards, and ceiling beams. The property successfully combines an historic elegance and charm with the comfort and practicality of modern living.

The property enjoys a bright, airy atmosphere, with large dual-aspect windows in most rooms allowing natural light to pour in and offers versatile accommodation, together with potential for future development of the brick barn and outbuildings, subject to the necessary consents.

GROUND FLOOR

The entrance hall opens into a generous family room, a light and airy space centred around an open fire that creates a warm and relaxed atmosphere. From here, the dining room provides an ideal setting for family gatherings, enhanced by twin-aspect windows that fill the room with natural light and a multi-fuel burner that adds both charm and practicality.

Beyond the dining room lies an attractive sitting room, rich in character, featuring an impressive inglenook fireplace and exposed oak beams. A door from this room leads through to the kitchen breakfast room, which is well fitted and full of appeal, with ceiling beams and a tiled floor lending a traditional yet functional feel. Leading on from the kitchen are a useful utility room and separate pantry, offering excellent additional storage and workspace.



what3words: //rave.cautious.rumbles

*This what3words address refers to a 3 meter square location.
Enter the 3 words into the free what3words app to find it.*

FIRST FLOOR

On the first floor, a spacious gallery landing provides an attractive focal point and gives access to the principal rooms. The master bedroom benefits from its own en-suite shower room, offering a private retreat. There is also a well-appointed family bathroom fitted with a bath, bidet, and WC. Completing the accommodation are three further bedrooms, all featuring built-in wardrobes and offering comfortable, well-proportioned living space.

OUTSIDE

Set within beautifully established grounds extending to approximately 2.78 acres (subject to survey), the property enjoys a sense of space and privacy together with generous off-road parking. The grounds feature two attractive brick and tiled outbuildings, a brick barn offering excellent potential for enhancement or future use (subject to the usual consents), and an outdoor swimming pool (currently unused but providing further lifestyle potential).with its own pump house.

SERVICES AND EPC RATING

Mains water, private drainage and mains electricity. Oil fired central heating to radiators.

EPC Rating Band E.

Borough Council King's Lynn and West Norfolk, King's Court, Chapel Street, King's Lynn, PE30 1EX. Council Tax Band F.

TENURE

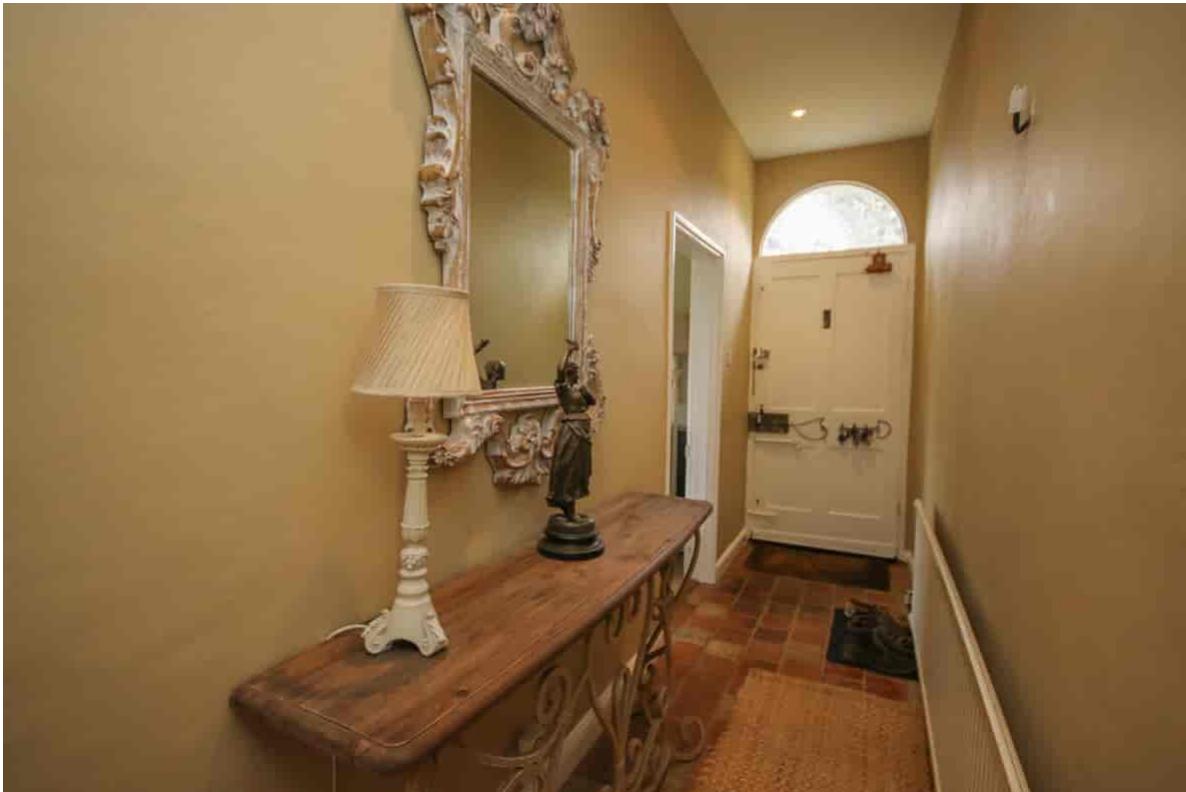
This property is for sale Freehold.

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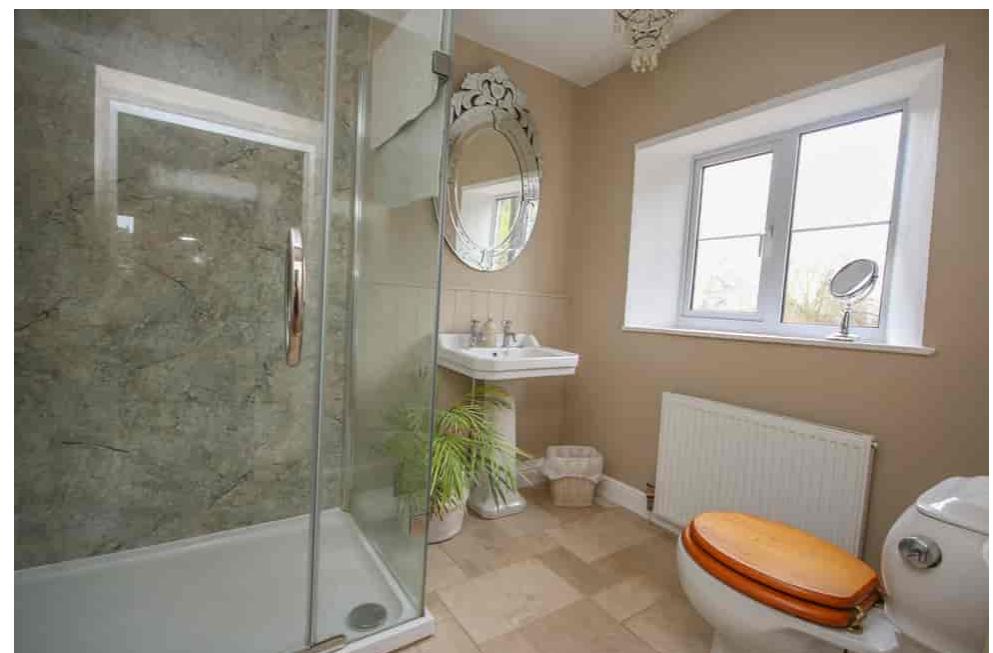






SITUATION

Setchey is a small, rural village in Norfolk, located a few miles south of King's Lynn and close to the River Nar. It has a quiet, close-knit feel, with open farmland surrounding the village and giving it a strong agricultural character. The village is known for St Mary's Church, a historic building that reflects Setchey's long history, which dates back to medieval times. Today, Setchey combines its traditional countryside charm with modern village life, making it a peaceful place to live while still being within easy reach of nearby towns.

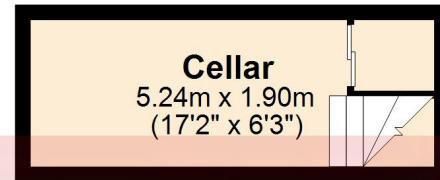






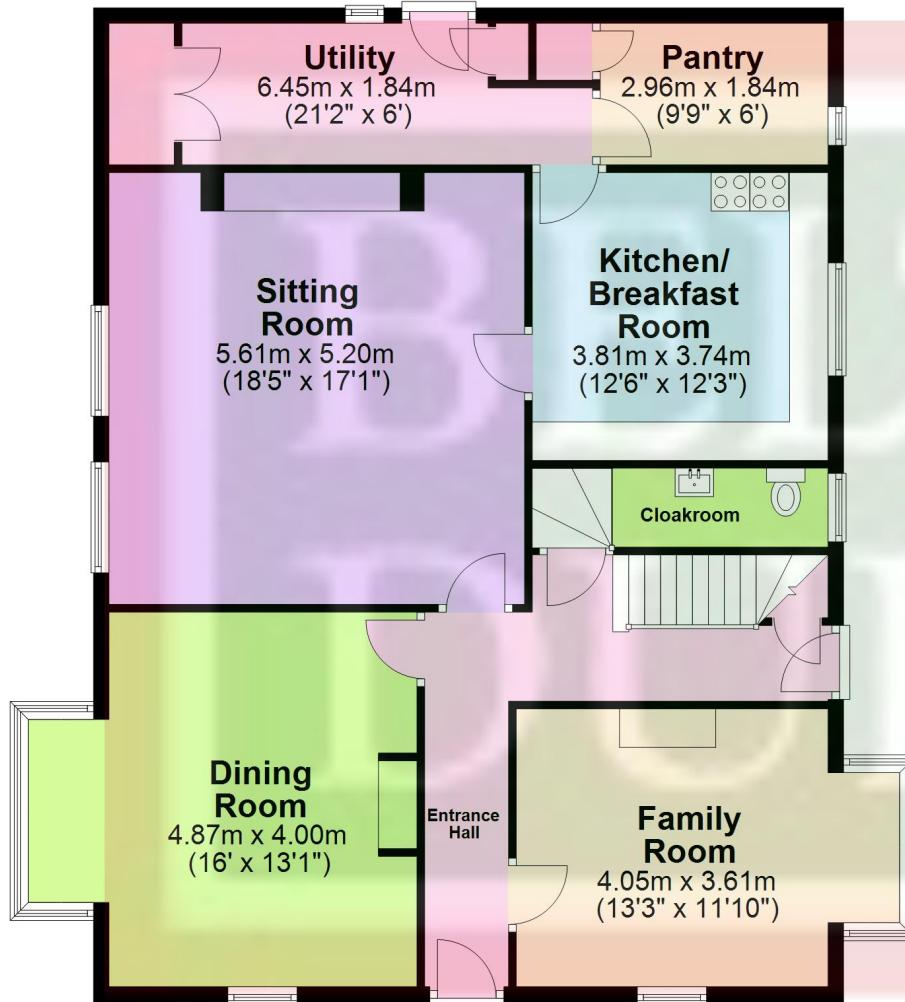
Cellar

Approx. 10.0 sq. metres (107.3 sq. feet)



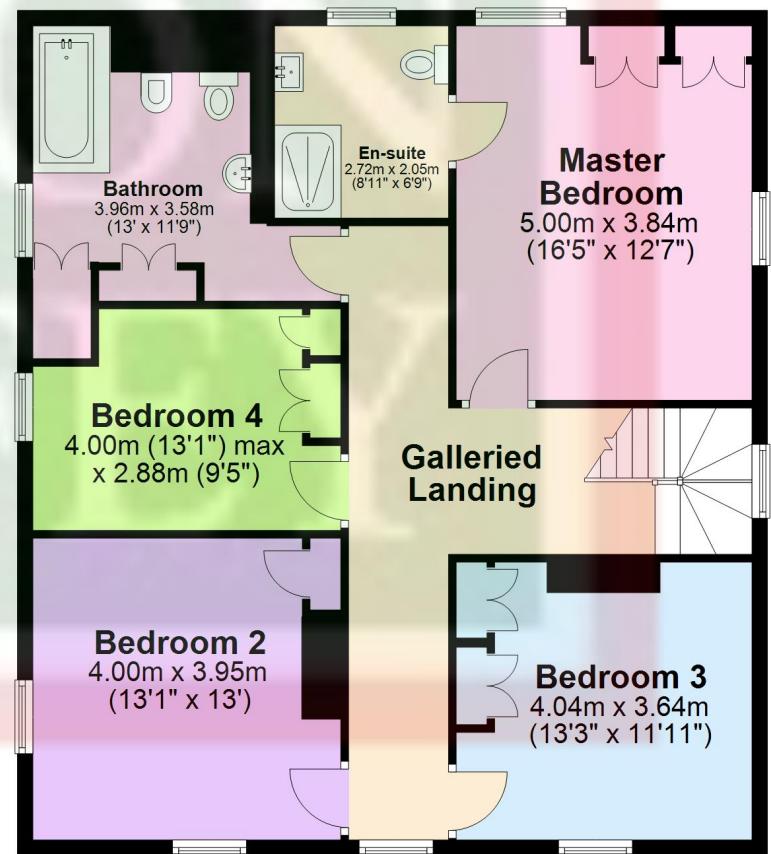
Ground Floor

Approx. 120.4 sq. metres (1296.5 sq. feet)



First Floor

Approx. 100.1 sq. metres (1077.2 sq. feet)



Total area: approx. 230.5 sq. metres (2480.9 sq. feet)

Floor Plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plans accuracy, we make no guarantee, warranty or representation as to the accuracy and completeness of the floor plan. You or your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction as to the suitability of the property for your space requirements. A2G Assessments

Plan produced using PlanUp.



IMPORTANT NOTICES: 1. Whilst these particulars have been prepared in good faith to give a fair description of the property, these do not form any part of any offer or contract nor may they be regarded as statements of representation of fact. 2. Belton Duffey have not carried out a detailed survey, nor tested the services, appliances and specific fittings. All measurements or distances given are approximate only. 3. No person in the employment of Belton Duffey has the authority to make or give representation or warranty in respect of this property. Any interested parties must satisfy themselves by inspection or otherwise as to the correctness of any information given.





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