



14 The Street, Hindolveston
Guide Price £475,000

**BELTON
DUFFEY**

14 The Street

Hindolveston,
Norfolk, NR20 5BU



A wonderfully quirky Grade II Listed house with attractive gardens and grounds approaching 1/3 acre (sts), garage and studio building. No onward chain.

DESCRIPTION

14 The Street is a wonderfully quirky Grade II Listed semi detached home, believed to date from the 17th century and thoughtfully extended and remodelled in more recent years. The property would now benefit from a programme of refurbishment and potential reconfiguration, offering an exciting opportunity for a purchaser to tailor the space to their own tastes and requirements. The living accommodation is generously proportioned and currently comprises an entrance porch leading into a vaulted kitchen/dining room with a conservatory off and a spacious sitting room featuring a superb open fireplace with wood burning stove.

There is also a ground floor bedroom, an adjacent wet room/utility and a useful studio accessed via the garage. Upstairs, there is a further bedroom with en suite facilities, together with a staircase rising to an attic room. Additional features include oil-fired central heating, solar panels providing electricity and hot water and attractive exposed brick and flint internal walls, enhancing the property's character and charm.

Outside, the property benefits from extensive driveway parking, with scope to create additional spaces if required, an attached garage, a lawned front garden and an attractively landscaped garden to the rear. In all, the gardens and grounds amount to approaching 1/3 acre (subject to survey).

14 The Street is being offered for sale with no onward chain.

GROUND FLOOR

An entrance porch, with space for coat hooks and shoe storage, leads from the front of the property into the impressive open plan kitchen/dining room. This light and airy space features a full-height vaulted ceiling, a built-in pantry and double aspect windows to the front and rear. The kitchen leads into the conservatory and an inner hallway, which provides access to a ground floor bedroom and an adjacent wet room/utility.

The generously proportioned sitting room enjoys double aspect windows overlooking the front gardens and centres around a superb exposed brick fireplace housing a wood burning stove. A staircase rises from here to the first floor.



what3words: ///copy.promotes.direction

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

FIRST FLOOR

2 built-in cupboards, 1 housing the hot water cylinder, both painted in a faux bookcase style. A door leads to the staircase rising to the attic room, while another opens into the generous principal bedroom, featuring double aspect windows and access to an en suite bathroom.

ATTIC ROOM

Accessed from a winder staircase off the first floor landing. Restricted head height to sides (1.95m to apex), window to the south.

OUTSIDE

Number 14 is well set back from the The Street behind a mature hedged front boundary with a metal pedestrian gate leading through an archway onto a stepping stone pathway to the entrance porch. A brick block driveway to the side provides parking for several vehicles and leading to the attached garage. The front garden comprises a brick block paved walkway with a good sized lawn with hedged and fenced boundaries.

A tall pedestrian gate leads through to a useful screened area ideal for the storage of refuse bins and the rear garden beyond. The garden is a delight comprising an extensive paved terrace bounded by brick planters and a lawn beyond interspersed with plant beds and mature trees. Small garden pond, timber shed, fenced and hedged boundaries and a feature totem pole.

SERVICES AND EPC RATING

Mains water, mains drainage and mains electricity with solar panels installed. Oil-fired central heating to radiators. EPC Rating Band n/a (exempt as Grade II Listed).

North Norfolk District Council, Holt Road, Cromer, Norfolk, NR27 9EN. Council Tax Band D.

TENURE

This property is for sale Freehold.

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SITUATION

Hindolveston is a charming and highly regarded village set amid the unspoilt countryside of north Norfolk. Characterised by an attractive blend of period and contemporary buildings, the village offers a peaceful rural setting with a strong and welcoming sense of community. Local amenities include an active village hall hosting a variety of events and activities, a recreational ground with sports facilities and the parish church of St George the Martyr, making the village particularly appealing to families and those seeking a traditional village lifestyle.

Surrounded by open countryside, Hindolveston provides excellent opportunities for walking, cycling and other outdoor pursuits. Despite its tranquil setting, the village is well placed for access to the nearby market towns of Fakenham and Holt, both of which offer a wide range of shops, cafés, schools and leisure facilities. Closer by, the villages of Melton Constable and Briston also provide a good selection of everyday amenities.

The beautiful north Norfolk coast, renowned for its sandy beaches and coastal paths at Wells-next-the-Sea, Holkham and Blakeney, lies approximately 12 miles away. The historic cathedral city of Norwich is around 20 miles to the south east, offering an international airport with connections via Amsterdam Schiphol and a mainline rail service to London Liverpool Street. Combining countryside charm, community spirit and convenient access to both town and coast, Hindolveston remains a popular and highly desirable village location.

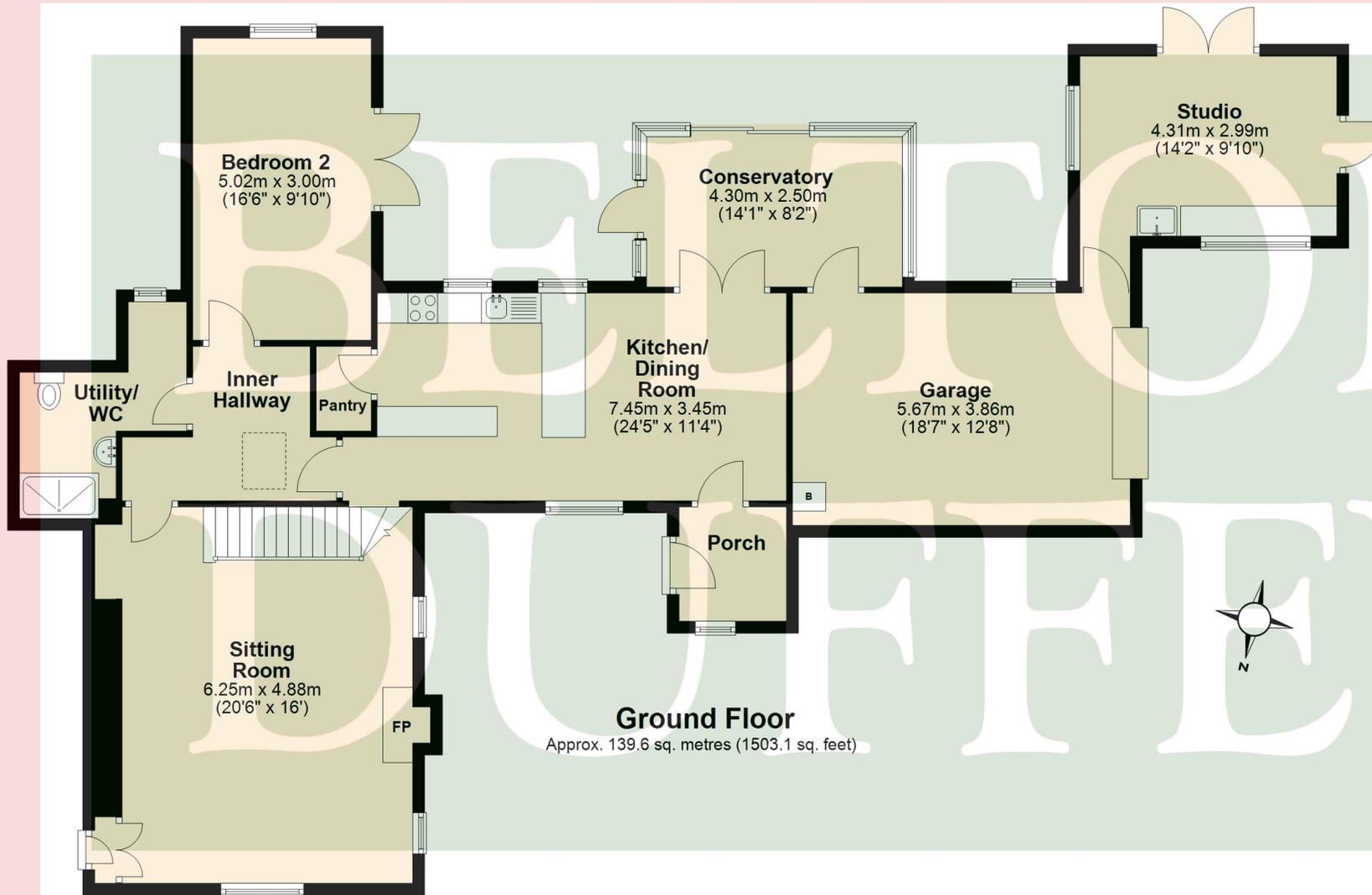
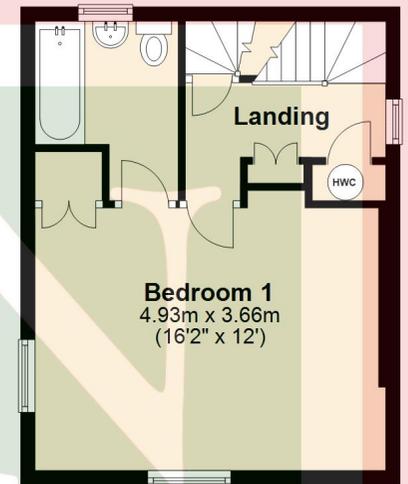






First Floor

Approx. 30.9 sq. metres (332.2 sq. feet)



Ground Floor

Approx. 139.6 sq. metres (1503.1 sq. feet)

Second Floor

Approx. 22.4 sq. metres (241.4 sq. feet)



Total area: approx. 192.9 sq. metres (2076.7 sq. feet)



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.





King's Lynn

T: 01553 770055

E: info@beltonduffey.com

Fakenham

T: 01328 855899

E: fakenham@beltonduffey.com

Wells-next-the-Sea

T: 01328 710666

E: wells@beltonduffey.com

beltonduffey.com