



6 Blacksmiths Lane, Hindringham
Guide Price £320,000

BELTON DUFFEY

6 BLACKSMITHS LANE, HINDRINGHAM, NORFOLK, NR21 0QB

A spacious detached 2 bedroom bungalow with driveway parking, large garage/workshop and 1/5 acre (sts) gardens backing onto countryside. No chain.

DESCRIPTION

Offered for sale with no onward chain, 6 Blacksmiths Lane is a detached brick and flint built bungalow standing in an elevated position backing onto countryside in the popular and conveniently located north Norfolk village of Hindringham. The property would now benefit from some light refurbishment but has accommodation briefly comprising an entrance hall, kitchen/dining room and large sitting room with 2 double bedrooms and a bathroom.

Further benefits include oil-fired central heating, an open fireplace in the sitting room, driveway parking for several vehicles and a substantial detached garage/workshop.

The gardens are a particular feature of 6 Blacksmiths Lane, amounting to 1/5 acre (subject to survey) with a lawned south facing garden to the front and a delightful tiered rear garden which backs onto countryside and has a view of the village church tower.



SITUATION

Hindringham is a large parish covering 3,314 acres and is dominated by the imposing church which sits 200 feet above sea level and can be seen for miles around. This conservation village also has a small primary school and a village hall/social club which sells food and alcohol. Fakenham, Holt and Wells-next-the-Sea are all roughly equidistant from the village making it an excellent point from which to explore all that this attractive part of north Norfolk has to offer.

Binham, 2 miles to the north, is a most attractive, historical village with the celebrated public house, The Chequers Inn, and the atmospheric Benedictine Priory ruins. Many of the village's cottages were built with stones from the ruins and, today, the Priory hosts summer concerts which make the most of the amazing acoustics.

PORCH

A covered storm porch leads from the front of the property with outside light and quarry tiled floor. Glazed timber door with a glazed panel to the side leading into:

ENTRANCE HALL

Built-in storage cupboard, 2 radiators, loft hatch and doors to all rooms.

KITCHEN/DINING ROOM

6.17m x 5.50m (20' 3" x 18' 1") at widest points. A good sized open plan room comprising:

KITCHEN AREA

A range of oak base and wall units with laminate worktops incorporating a resin one and a half bowl sink unit with mixer tap, tiled splashbacks. Peninsular unit with base cupboards under a waney edge timber worktop and glazed display units above. Integrated appliances including a double oven, ceramic hob with extractor hood over, fridge, space and plumbing for a washing machine. Built-in airing cupboard housing the hot water cylinder, further cupboard housing the oil-fired boiler, vinyl flooring. Window to the rear and a glazed door leading outside. Open plan to:

DINING AREA

Wiring for a pendant light over the dining area, radiator, window to the rear and a wide brick archway leading into:

SITTING ROOM

5.84m x 3.61m (19' 2" x 11' 10")

Another spacious room with a red brick open fireplace and quarry tiled hearth, 2 radiators, double aspect windows to the front and side and a door to the entrance hall.



BEDROOM 1

4.13m x 3.61m (13' 7" x 11' 10")

Extensive range of fitted wardrobe cupboards, further built-in cupboard with louvre doors, radiator and a window to the front.

BEDROOM 2

3.61m x 3.56m (11' 10" x 11' 8")

2 built-in double wardrobe cupboards with louvre doors, radiator and a window to the rear.

BATHROOM

2.44m x 1.97m (8' 0" x 6' 6")

A suite comprising a panelled bath, shower cubicle with a chrome mixer shower, vanity storage unit incorporating a wash basin and concealed cistern WC. Tiled splashbacks, radiator and a window to the rear with obscured glass.

OUTSIDE

6 Blacksmiths Lane stands in an elevated position set well back from the road behind a lawned garden with mature shrub beds and a paved pathway leading to the front entrance porch. A driveway to the side provides parking in tandem for several vehicles and leads to a further gravelled parking area to the rear of the property and access to the detached garage/workshop. Low brick and flint wall to the side boundary and a step up to a small paved area to the property's kitchen door.

The rear garden beyond is a delight comprising a good sized lawn interspersed with mature trees and shrub beds. Fruit cage, greenhouse and timber summer house. In all, the gardens and grounds amount to 1/5 acre (subject to survey) and backing onto countryside with a view of the village church tower.

GARAGE/WORKSHOP

8.19m x 3.09m (26' 10" x 10' 2")

Large garage/workshop with an up and over door to the front, 2 windows to the sides, roof storage, power and light and a small side room.

DIRECTIONS

From Belton Duffey's office in Wells-next-the-Sea, turn left into Staithe Street and turn left at the T-junction onto Station Road. At the next T-junction, turn right into Polka Road and then bear right by Norfolk Hideaways (signposted Warham). Continue along this road for approximately 3 miles, pass through the village of Wighton, and continue for another 4 miles into Hindringham. At the T-junction, turn left into The Street and take the next left onto Blacksmiths Lane where you will see number 6 a little further up on the right-hand side, as indicated by the Belton Duffey 'For Sale' board.

OTHER INFORMATION

Mains water, mains drainage and mains electricity. Oil-fired central heating to radiators. EPC Rating Band E.

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

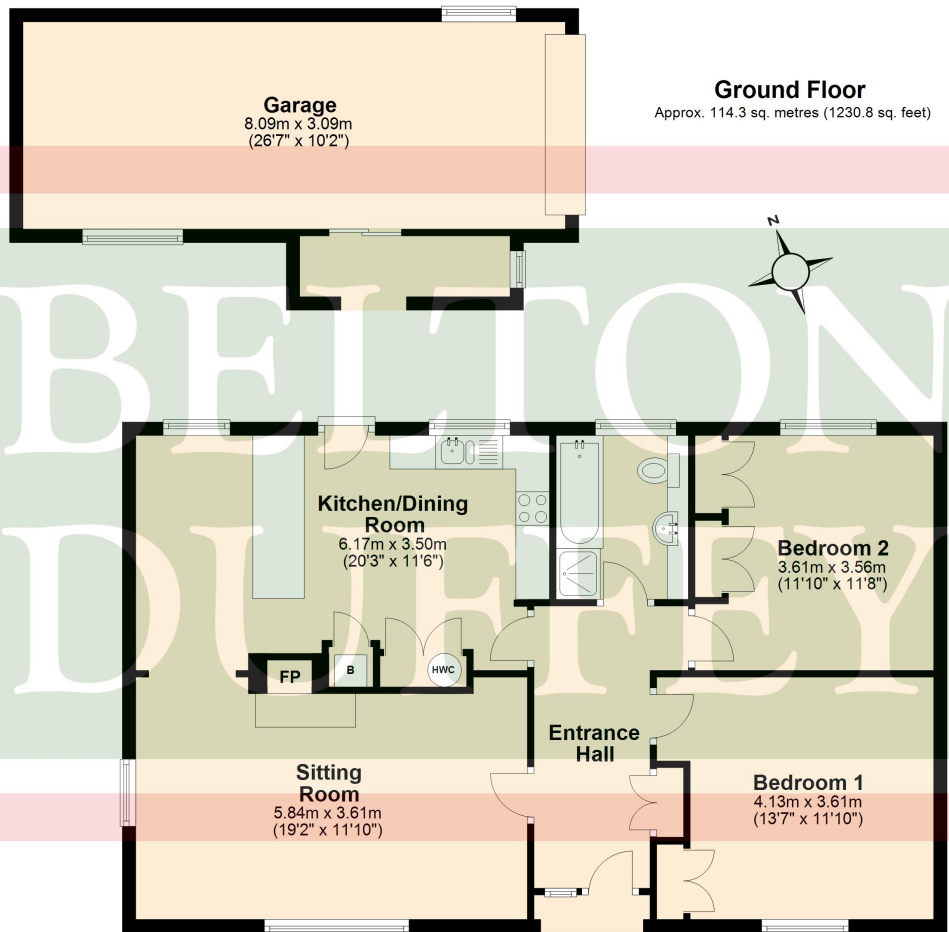
TENURE

This property is for sale Freehold.

VIEWING

Strictly by appointment with the agent.





Total area: approx. 114.3 sq. metres (1230.8 sq. feet)





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