



Tilly's Retreat, Hindringham
Offers in Excess of £450,000



Tilly's Retreat

60 Moorgate Road, Hindringham,
Norfolk, NR21 0PT



A stunning brick and flint period cottage offering lovely accommodation of character together with cottage gardens and ample parking all in peaceful edge of village setting.

DESCRIPTION

Situated on the north-eastern edge of the popular village of Hindringham in a quiet setting adjoining open countryside, this delightful semi detached brick and flint cottage offers well appointed accommodation of character in addition to charming cottage gardens, a useful outbuilding and driveway parking for a number of vehicles.

The accommodation includes entrance porch, entrance hall, cloakroom, lovely beamed living room with inglenook fireplace, country kitchen, three bedrooms and luxury bathroom. Tilly's retreat retains many original features including a bread oven to the side of the inglenook, now used for storage, pamment tiling, exposed beams and floorboards, exposed brickwork and partly vaulted ceilings but also has modern comforts in the form of oil fired radiator heating and double glazing.

Gated access from the lane leads to a driveway which provides ample parking and mature, well stocked cottage gardens with inset mature trees wrap around the cottage. There is also a substantial brick and flint log store and adjoining lean-to greenhouse/potting shed.

GROUND FLOOR

Tilly's Retreat is accessed via an attractive enclosed canopy porch and twin light door to the welcoming entrance hall which has pamment tiled flooring and large cupboard which houses the oil fired boiler. Off the hall there is a cloakroom, also with storage and a lovely country style kitchen overlooking the rear garden, cleverly configured to maximise space efficiency and again with pamment floor tiling. The main feature of the ground floor is the beamed sitting/dining room with magnificent inglenook fireplace, side bread oven/storage cupboard, window overlooking the front garden and window and door to the rear garden. The main staircase is off this room and there is also a secondary Norfolk winder staircase which rises to bedroom 1



what3words: llouhouse.hillside.magical

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

FIRST FLOOR

A spacious landing with feature painted brick and flint wall and beamed and vaulted ceiling leads to bedroom one with an exposed brick chimney breast, beams and painted brick and flint wall, painted floorboards, wardrobe cupboard and an attractive dual aspect with garden views. Bedroom 2 also has exposed brickwork and rear views over the garden, while bedroom 3, currently used for storage associated with holiday lettings, has a rear aspect and built-in cabin beds. The bathroom features a free standing roll top and clawfoot bath with shower attachment, exposed brickwork and beam and a pleasant aspect to the front.

OUTSIDE

A five bar gate from the lane leads to the private gravel covered driveway, with turning area which provides off road parking for a number of vehicles. The attractive, well stocked cottage gardens wrap around the property and adjoin open countryside on the eastern boundary. An attractive brick and flint archway leads to the rear garden with a brick and paved terrace, neat lawns with inset mature trees and well stocked shrub borders. In addition there is a very useful brick and flint store with connecting glazed greenhouse/potting shed.

SERVICES AND EPC RATING

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

North Norfolk District Council, Holt Road, Cromer, Norfolk, NR27 9EN. Council Tax n/a (registered for business rates).

TENURE

This property is for sale Freehold.

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SITUATION

Hindringham is a well-regarded village in North Norfolk, set amidst attractive open countryside and known for its strong sense of community. Local amenities include a primary school, parish church and village hall, along with a community sports pavilion which runs a community 'pub bar' and hosts a range of local activities and events.

While the village itself offers a peaceful rural setting, a wider range of everyday facilities can be found in the nearby market towns of Fakenham and Holt including, of course, renowned schooling at Greshams. The stunning North Norfolk coastline is also within easy reach, with the beaches and coastal paths at Wells-next-the-Sea, Holkham and Blakeney all nearby.

This attractive combination of rural surroundings, convenient access to the coast and neighbouring towns ensures Hindringham's status as a thriving and popular North Norfolk village.



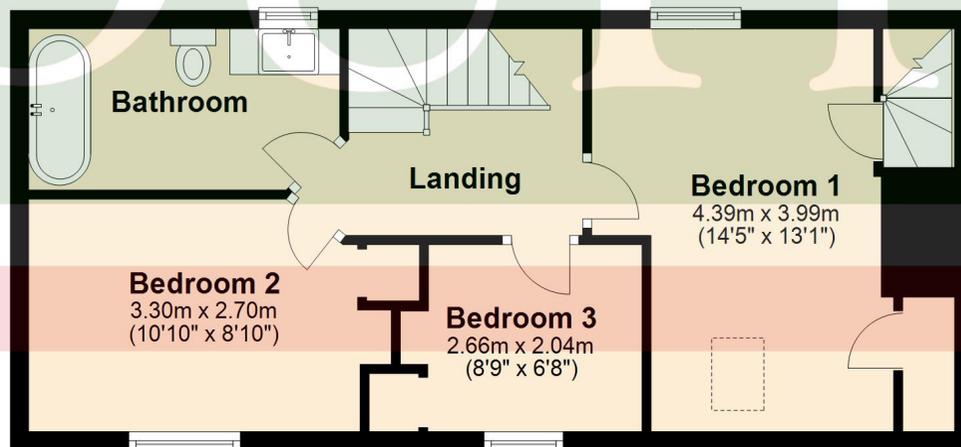
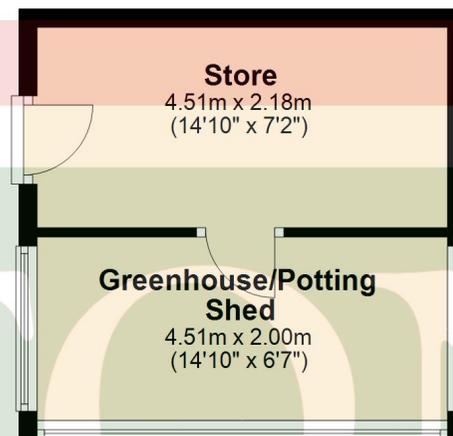
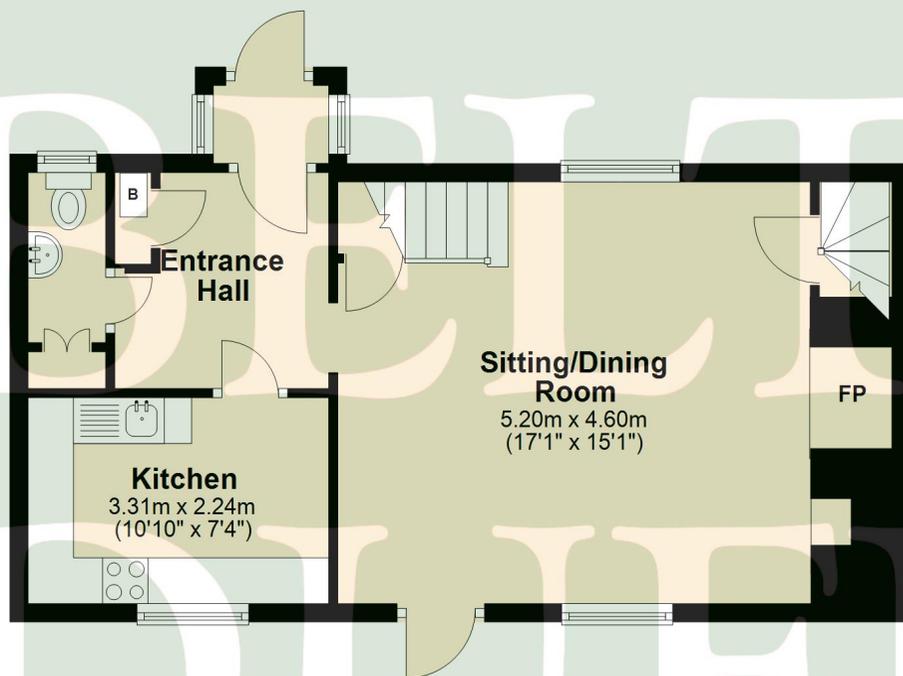






Ground Floor

Approx. 60.5 sq. metres (650.8 sq. feet)



First Floor

Approx. 44.7 sq. metres (481.4 sq. feet)

Total area: approx. 105.2 sq. metres (1132.2 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