



95 The Street, Hindolveston

Dereham



Minors & Brady

Perched in the heart of Hindolveston, The Old Chequers is a home steeped in history and character. Once a bustling 1794 coaching inn, it now fuses period allure with contemporary ease. Sun-drenched interiors showcase striking fireplaces, exposed beams, and generous windows that frame the rolling countryside beyond. Three distinguished reception rooms and a welcoming kitchen make entertaining effortless and everyday life a delight. Six double bedrooms provide tranquil environments, while meticulously landscaped gardens, terraces, and a timber-framed summer house extend the living space outdoors. With secure parking and versatile outbuildings, practicality intertwines with charisma at every turn. More than a house, this is a home where village fellowship, timeless panache, and inspiring character converge beautifully.

- Originating as a 1794 coaching inn, the property carries a captivating narrative through centuries
- A dramatic checkerboard entrance hall immediately impresses visitors
- Many rooms enjoy light from two directions, creating an uplifting, airy atmosphere
- Adaptable reception spaces perfect for intimate gatherings, creative pursuits, or formal entertaining
- Bedrooms overlook uninterrupted rolling fields, blending indoors and outdoors
- Gardens designed to offer seasonal interest, including terraced areas and raised plots
- Timber-framed garden studio equipped for work, hobbies, or quiet contemplation with electricity and lighting
- Double gates open onto a private hardstanding, providing secure parking and convenience
- Period features coexist with modern functionality, offering a distinctive lifestyle experience
- The vendor has found their next onward purchase!





M&B

95 The Street

Hindolveston, Dereham

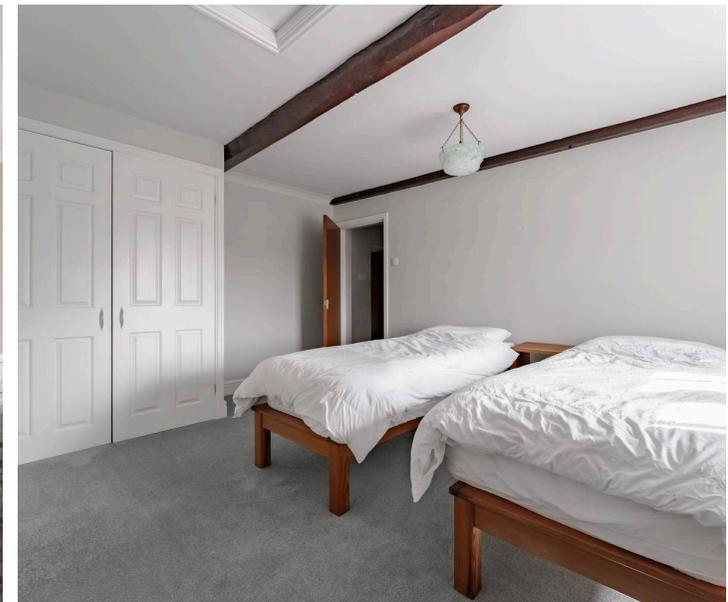
The Location

Hindolveston is a charming village tucked into the heart of North Norfolk, surrounded by gentle rolling countryside, hedgerows, and open meadows. It's a peaceful spot for anyone who enjoys being outdoors, with plenty of walking and cycling opportunities. The Weavers' Way, a long-distance trail, passes through the village, linking it to other scenic parts of Norfolk and offering easy access to the countryside.

Village life in Hindolveston is relaxed and welcoming. With around 600 residents, it has a close-knit, friendly feel. The village hall is the heart of the community, hosting events like film nights, seasonal celebrations, and local gatherings. The primary school and parish activities help keep life in the village active, while maintaining a quiet, rural charm that makes Hindolveston feel like a true escape from the bustle of town life.

For food, drink, and a change of pace, the nearby market town of Holt, about eight miles away, has plenty to offer. Cozy pubs and restaurants, like The Feathers Hotel, known for its traditional British fare, and The King's Head, a welcoming gastro-pub serving local ales and home-cooked meals, make for perfect stops after a countryside walk. Holt's boutique shops and seasonal markets add to the charm, giving visitors a taste of local life.

Hindolveston is a village where countryside walks, fresh air, and community spirit combine. It's ideal for those who love quiet village life, scenic surroundings, and a friendly, welcoming atmosphere. Whether stopping by for a walk, a meal, or just to soak up the peaceful Norfolk countryside, the village has a relaxed, cosy charm that is hard to beat.



95 The Street

The Street, Hindolveston

Placed in the heart of the village, The Old Chequers is a home that tells a story at every turn. Its white rendered façade, complemented by charming green-framed windows, exudes timeless character and immediately invites you inside.

Once a bustling coaching inn dating back to 1794, this property has been lovingly transformed into a residence of effortless elegance, where period character and contemporary comfort sit beautifully side by side.

Step through the main entrance hall and you are greeted by a striking checkerboard floor and an ornate original fireplace, setting the tone for the rest of the house. Light floods the interiors, with many rooms enjoying dual aspects and generous double windows, creating a bright, airy atmosphere that perfectly complements the home's warm, inviting interiors.

Three formal reception rooms provide versatile spaces for entertaining or quiet family moments, each brimming with charm. Open fireplaces, exposed beams, and rustic flooring nod to the building's rich history, while thoughtful modern touches ensure comfort. The kitchen/breakfast room, the heart of the home, is both practical and welcoming, a place to cook, dine, and watch the changing light across the open fields.



95 The Street

The first floor is home to six double bedrooms, each offering a serene setting. The principal rooms enjoy uninterrupted views over rolling countryside, creating a tranquil backdrop to daily life. A beautifully appointed family bathroom and a ground-floor shower room provide practical luxury, while a utility room keeps everyday life effortlessly organised.

The gardens are a particular delight, especially in spring, when daffodils and blossoming flowers bring colour and life to the grounds. The front garden is enclosed and features shaped lawns, terraces, and walkways, while the rear garden offers sun terraces, well-stocked flowerbeds, and raised vegetable and herb plots.

A timber-framed summer house or garden studio, with power and lighting, provides a versatile space for work, hobbies, or quiet reflection. Secure parking is offered via double gates leading to an enclosed hardstanding.

Set within the sociable and welcoming village of Hindolveston, the property benefits from a genuine sense of community. Regular village events, craft clubs, cinema nights, and a local farm shop add to the charm, making this more than just a home, it's a place to truly belong.

With its rich history, super characterful interiors, bright and light-filled rooms, and idyllic village location, The Old Chequers is a rare and remarkable home, offering a lifestyle of comfort, inspiration, and timeless appeal.

Agents Note

This property will be sold freehold and connected to oil-fired heating, mains water, electricity and drainage.

Covenant: this home may not be turned into a pub.



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Ground Floor
1440 sq.ft. (133.8 sq.m.) approx.



1st Floor
1183 sq.ft. (109.9 sq.m.) approx.



TOTAL FLOOR AREA : 2623 sq.ft. (243.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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. 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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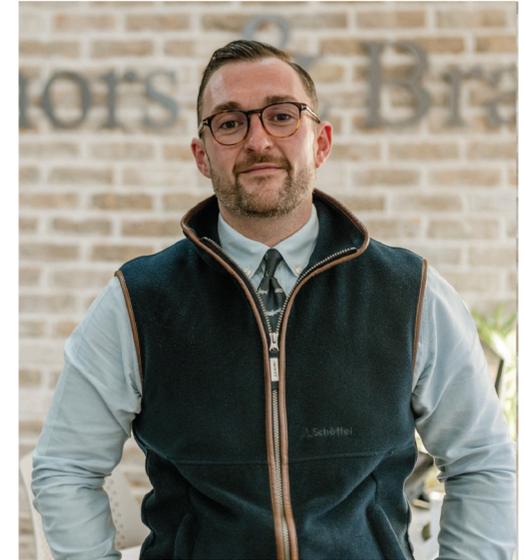
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dereham@minorsandbrady.co.uk



01362 700820



9a Market Place, Dereham, NR19 2AW

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