



31 The Street, Hindolveston

Dereham



Minors & Brady

A quintessential Norfolk cottage overlooking open countryside, where character, charm and modern touches come together effortlessly. Believed to date back to around 1860, this beautifully presented home offers a warm and inviting feel from the moment you arrive. Inside, the accommodation is both flexible and well-balanced, with a spacious sitting room, additional reception space and a stunning kitchen/diner forming the heart of the home. The recently updated kitchen enjoys an abundance of natural light from a feature lantern, creating a bright and sociable space for everyday living. Upstairs, three comfortable bedrooms are supported by a family bathroom, completing the internal layout. Outside, a pretty front garden and a courtyard-style rear garden with uninterrupted rural views combine to create a home that feels both private and connected to its surroundings.

- Charming cottage believed to date back to circa 1860, full of character and period appeal
- Positioned within a sought-after and friendly village community with a welcoming atmosphere
- Beautifully presented throughout, blending traditional charm with thoughtful modern updates
- Generous and versatile ground floor accommodation suited to a variety of living arrangements
- Recently updated kitchen/diner with feature roof lantern, filling the space with natural light
- Separate utility room providing additional storage and everyday practicality
- Attractive front cottage garden enhancing the home's kerb appeal and charm
- Three well-proportioned first-floor bedrooms, all enjoying a light and airy feel
- Private courtyard-style rear garden, framed by a terracotta wall with uninterrupted field views beyond



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# 31 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, including a popular Friday night bar and Tuesday coffee morning. A well-regarded local farm shop is also a valued part of village life, adding to the sense of community 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. Cosy 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.



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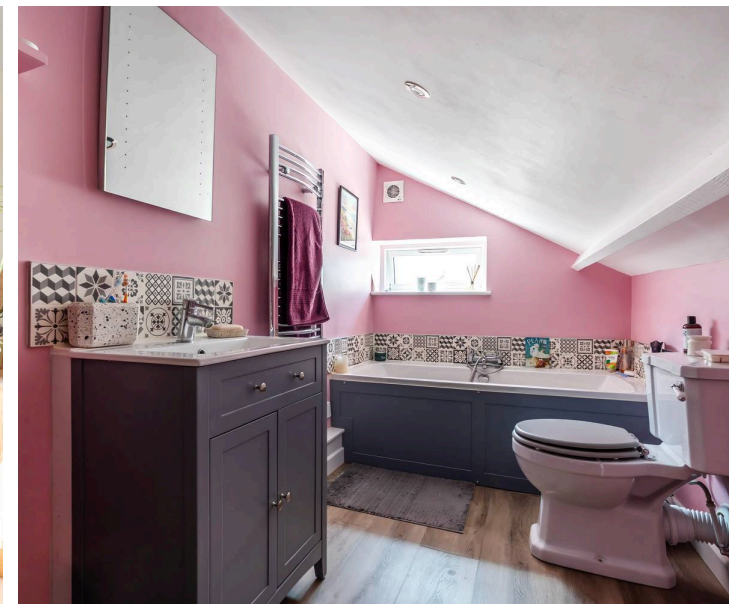
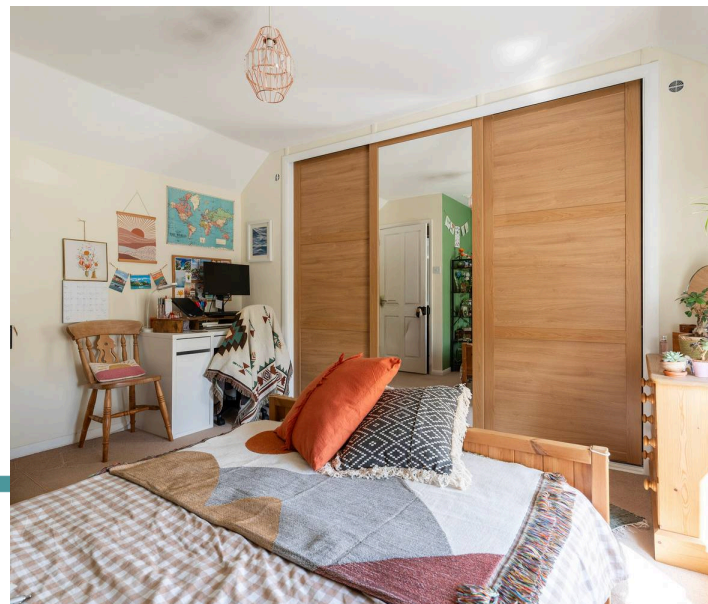
This charming three-bedroom cottage, believed to date back to around 1860, sits within the heart of the sought-after village of Hindolveston, offering a blend of period character, modern updates and beautiful countryside views to the rear.

From the outset, the home presents a welcoming and distinctive appearance, with a pretty front garden and subtle red accent detailing, including painted doors, adding individuality to the approach.

A gated driveway provides convenient off-road parking, enhancing both practicality and privacy.

Stepping inside, the property continues to impress with a well-proportioned and thoughtfully arranged layout. An entrance hall leads through to a generous sitting room, offering a comfortable and inviting space for relaxation, complete with a log burner that adds warmth and character to the room. From here, an internal hallway connects the remaining ground floor accommodation, including a modern shower room and a further versatile reception room, which could equally serve as an additional bedroom, depending on requirements.

To the rear of the property, the kitchen/diner forms the true heart of the home. Recently updated, this space combines neutral cabinetry with a breakfast bar and ample workspace, creating a practical and sociable environment.



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The dining area is enhanced by a striking overhead lantern, allowing natural light to flood the room and emphasising the connection to the garden beyond. Subtle green tones throughout the space introduce a warm and homely feel, complementing the surrounding rural setting. A separate utility room sits just off the kitchen, providing additional storage and everyday convenience.

Upstairs, the accommodation continues with three well-proportioned bedrooms, all enjoying a light and airy feel, alongside a further family bathroom that serves the upper floor.

Externally, the rear garden is designed in a low-maintenance, courtyard style, fully laid to patio, yet the outlook beyond more than compensates. The garden backs directly onto open countryside, offering uninterrupted rural views framed by a terracotta-coloured boundary wall that softens the transition between garden and field.

This creates a sense of both privacy and openness, rarely found in village properties.

Hindolveston itself is a well-regarded and friendly village, known for its community feel and local amenities, including a popular farm shop nearby. Surrounded by open countryside, the area provides a peaceful lifestyle with excellent opportunities for walking and enjoying the natural landscape.

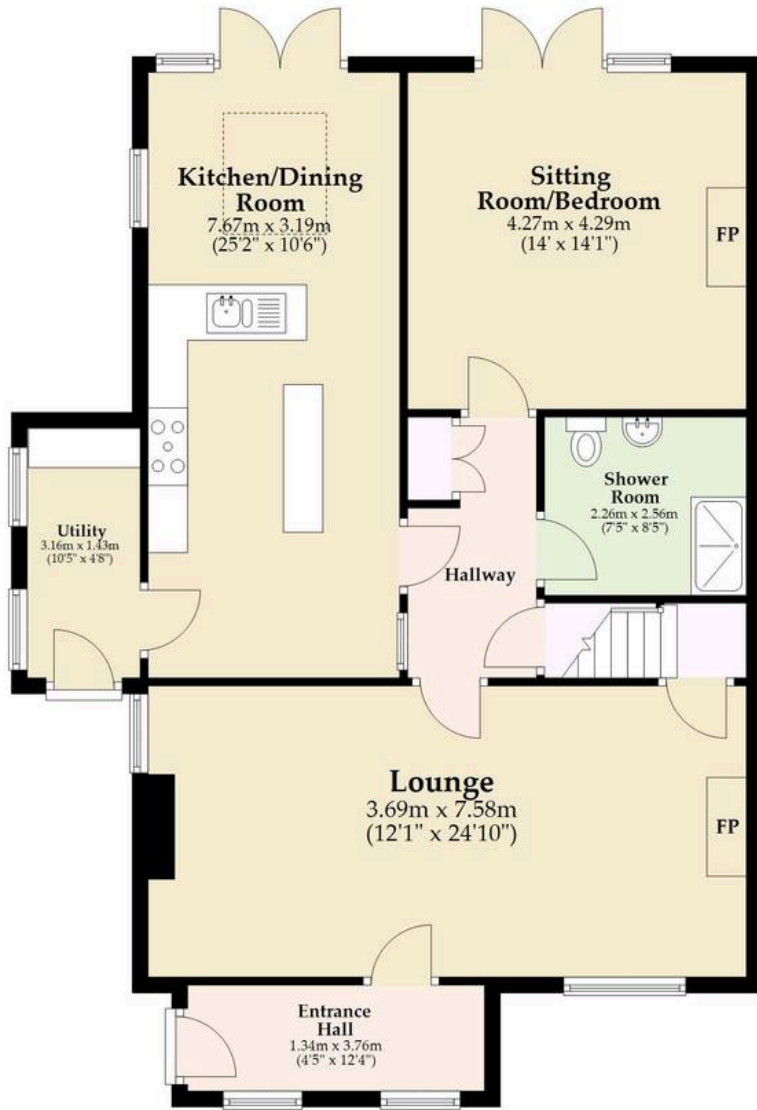
### Agents Note

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



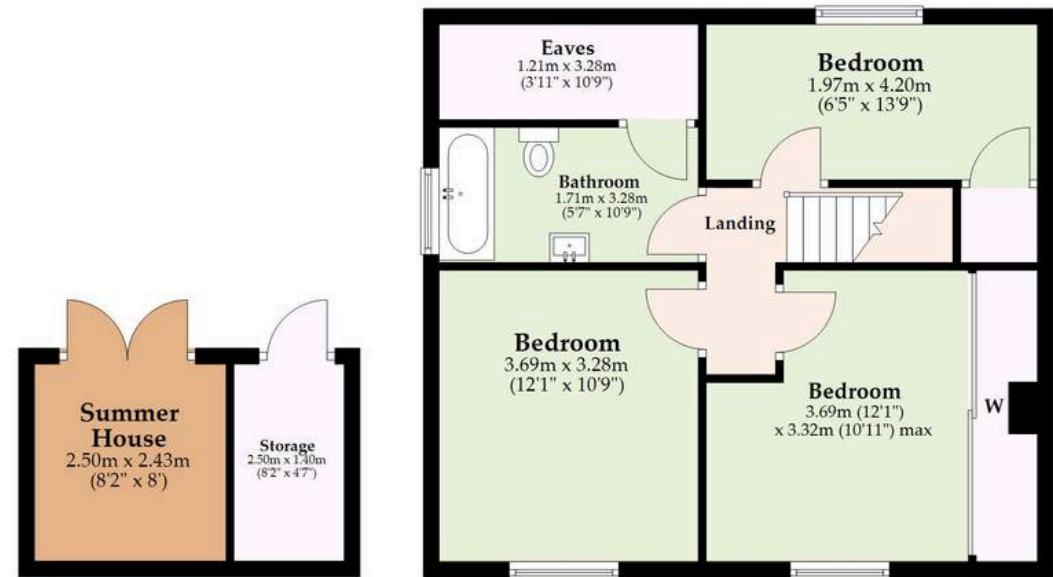
### Ground Floor

Approx. 106.9 sq. metres (1151.0 sq. feet)



### First Floor

Approx. 52.2 sq. metres (561.4 sq. feet)



Total area: approx. 159.1 sq. metres (1712.3 sq. feet)

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.

Plan produced using PlanUp.

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