



37 The Street, Hindolveston

Dereham



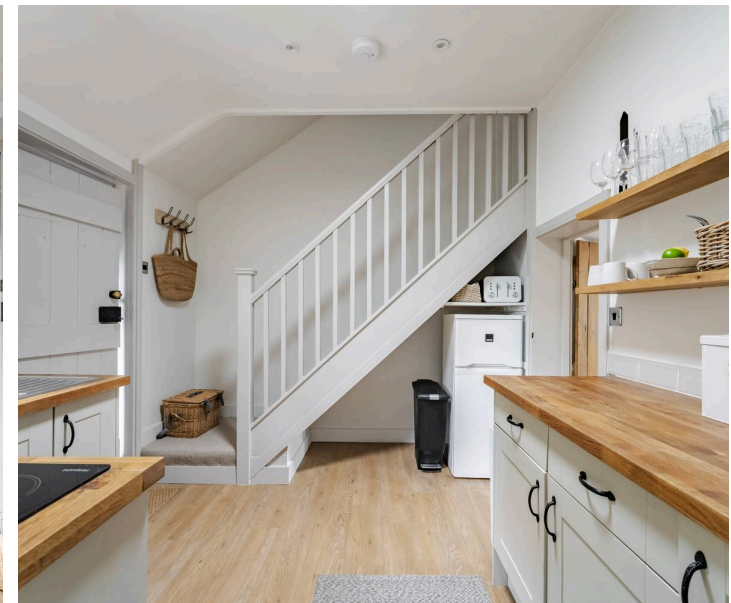
Minors & Brady

37 The Street

Hindolveston, Dereham

A picture-perfect brick and flint cottage with countryside charm at every turn. Tucked away in the desirable village of Hindolveston, this beautifully presented home blends character features with thoughtful modern updates, creating a space that feels both inviting and practical. The spacious sitting and dining room, complete with a wood-burning stove, forms a warm and welcoming heart to the home, while the stylishly finished kitchen adds a touch of contemporary quality. Upstairs, three generous double bedrooms provide flexibility, with the upper floors enjoying far-reaching field views that enhance the sense of peace and escape. Outside, the garden offers a wonderful mix of lawn, planting and outbuildings, ideal for relaxing, growing or entertaining throughout the seasons. With off-road parking and a truly rural setting, this is a home that delivers both lifestyle and charm in equal measure.

- Attractive brick and flint cottage full of character and charm
- Spacious lounge/diner with wood-burning stove and oak flooring
- Stylish, high-quality fitted kitchen with excellent storage and workspace
- Three generous double bedrooms arranged over two floors
- Far-reaching countryside views from the upper floor bedrooms
- Ground floor shower room and practical boot room/porch
- Large, enclosed rear garden with lawn, patio areas and outbuildings
- Summerhouse, greenhouse, timber shed and additional brick storage
- Off-road parking and a peaceful village setting
- Character features throughout, including exposed beams and a traditional stable door entrance





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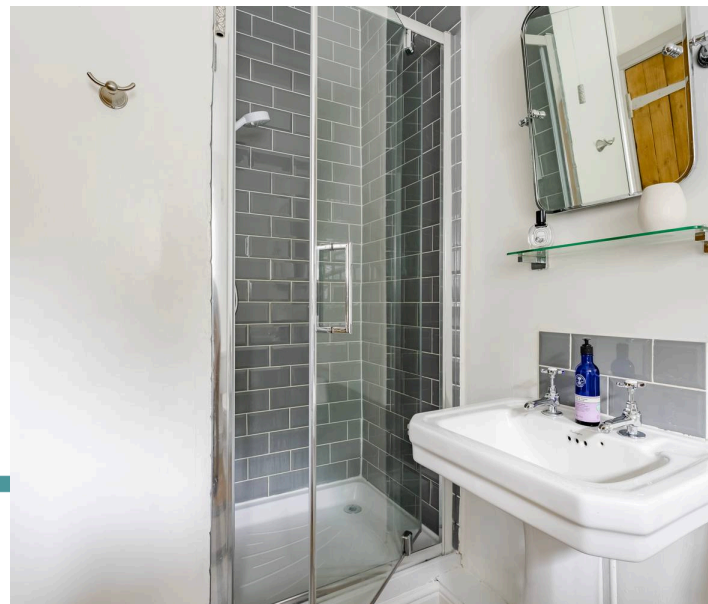
The Location

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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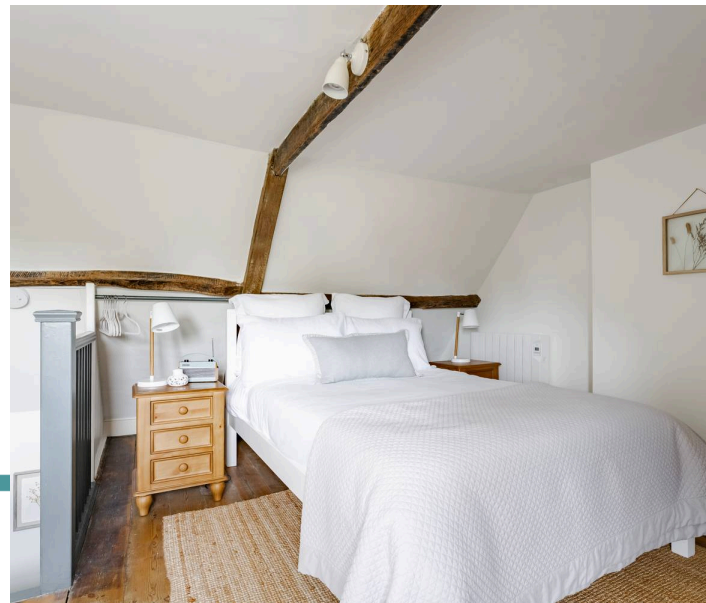
Tucked away within the attractive and ever-popular village of Hindolveston, this charming brick and flint cottage offers a beautifully balanced blend of character, comfort and thoughtful modernisation. From the moment you arrive, there is an undeniable sense of warmth and individuality, with the property presenting itself as both inviting and quietly distinctive.

Stepping inside through the traditional stable door, you are welcomed into a generously proportioned sitting and dining space that forms the heart of the home. Rich oak flooring runs underfoot, while a striking fireplace with a wood-burning stove creates a natural focal point, perfect for cosy evenings as the seasons change.

The room feels both relaxed and characterful, with subtle period touches lending personality without overwhelming the space.

The kitchen has been carefully designed with both style and practicality in mind. Finished to a high standard, it combines quality fittings with a thoughtful layout, offering ample preparation space and everything needed for day-to-day living. Natural light is drawn in to enhance the room's atmosphere, creating a space that feels both functional and uplifting.

To the rear, a useful boot room/porch provides a practical transition between inside and out, ideal after countryside walks, while the ground floor is further complemented by a well-appointed shower room, finished in a simple and timeless style.



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Upstairs, the sense of space continues. The principal bedroom is impressively sized, offering a calm and restful environment, complete with built-in storage and retained character features. Across the upper floors, two further double bedrooms provide flexibility for family living, guest accommodation or home working, with the uppermost rooms enjoying far-reaching views across open countryside, a constant reminder of the property's peaceful setting.

Outside, the cottage continues to charm. To the front, a shingled parking area provides convenient off-road parking, framed by a traditional picket fence and a welcoming approach.

The rear garden, however, is where the property truly comes into its own. Generous in size and thoughtfully arranged, it offers a wonderful mix of open lawn and more functional spaces. A range of outbuildings, including a greenhouse and sheds, add further practicality for keen gardeners or those seeking additional storage.

Agents Note

This property will be sold freehold.

New Gate with 39 The Street shared access at back of property to be installed

Connected to private drainage, mains water and electricity.



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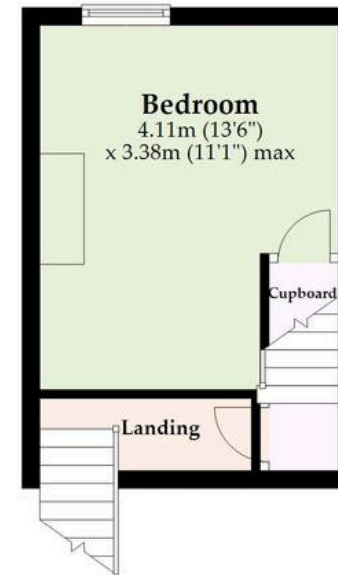
Ground Floor

Approx. 36.4 sq. metres (391.9 sq. feet)



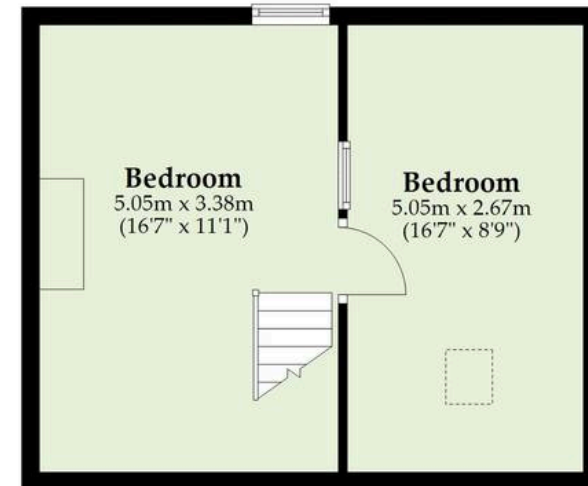
First Floor

Approx. 17.0 sq. metres (182.9 sq. feet)



Second Floor

Approx. 31.0 sq. metres (334.2 sq. feet)



Total area: approx. 84.4 sq. metres (908.9 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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