



Whitehouse Cottage The Street, Hockering

Minors & Brady



Whitehouse Cottage The Street

Hockering, Dereham

A home with real presence, this former village post office now offers expansive family living wrapped in character and charm. Its standout features include two impressive inglenook fireplaces, a grand sitting room, an open-plan family/dining room, a sociable kitchen/breakfast space and a light-filled conservatory overlooking the established garden. Four bedrooms sit across two staircases, including a principal suite and a separate guest/dressing suite, while outside the attractive façade, gated driveway and detached garage/workshop add to its appeal. With over 2,800 square feet of accommodation and clear scope to extend, modernise or create an annexe (stpp), it presents a rare opportunity for buyers seeking space, flexibility and a lifestyle rooted in village character.

Agents Notes

Freehold.

Connected to mains water, electricity and drainage.

Oil central heating and wood burners.



M&B



Whitehouse Cottage The Street

Hockering, Dereham

- Beautiful character residence that was previously part of the village post office, that was significantly extended in 2002 to create a family home
- Over 2,800sqft of spacious accommodation that retains the properties original character features of beams, exposed brick-work and inglenook fireplaces
- Huge amount of opportunity to extend the accommodation, modernise or create a self-contained annexe (stpp)
- Strong kerb appeal with an attractive façade, a maintained front garden and gated access at the side to a large driveway and a detached garage/workshop
- Grand 26ft sitting room centred around a inglenook fireplace with an inset wood burner, creating a comfortable space for relaxation
- 34ft open-plan family/dining room with an additional inglenook fireplace with a wood burner, perfect for hosting family occasions and everyday living
- Kitchen/breakfast room fitted with a range of cabinetry, an integrated double oven, an induction hob, a dishwasher and plumbing for a washing machine
- Light-filled conservatory that extends the reception space, framing panoramic views of the garden
- First-floor hosts four bedrooms, including a principal bedroom with an en-suite and a second bedroom with built-in wardrobes, a dressing room and its own staircase
- Established rear garden that is a generous-size, featuring a sweeping lawn, planted beds that add character to the space, a patio for outdoor seating and a greenhouse



M&B



Whitehouse Cottage The Street

Hockering, Dereham

The Location

The Street sits at the heart of Hockering, a well-connected Norfolk village that offers a straightforward rural lifestyle without feeling remote. The setting is defined by open countryside, established homes and a friendly village layout, giving day-to-day life a relaxed pace while still keeping essentials close at hand.

Hockering has a local shop, a petrol station and a village hall, with wider amenities easily reached in nearby Dereham and Norwich. Larger supermarkets are found in Dereham, including Tesco and Aldi, with Sainsbury's also within a short drive. Families benefit from Hockering Primary School in the village, with secondary options such as Northgate High School and Dereham Neatherd High School in Dereham.

Transport links are practical, with the A47 running just south of the village for direct access towards Norwich, Dereham and beyond, and regular bus services connecting to surrounding towns. Living here suits those who want a village setting with simple access to countryside walks, local community spaces and the convenience of larger centres only minutes away.



M&B

Whitehouse Cottage The Street

Hockering, Dereham

The Street

This home offers a lifestyle shaped by character, space and the gentle rhythm of village living. Once part of the local post office, it has evolved into a substantial family residence where original features sit comfortably alongside generous modern extensions. The result is a property with real presence, one that feels rooted in its history yet ready for the next chapter.

The façade sets the tone with strong kerb appeal, a well-kept front garden and gated access leading to a large driveway and a detached garage/workshop.

Inside, the entrance hall introduces a warm, welcoming atmosphere before the house opens into its impressive reception spaces. The sitting room is a standout, a grand room anchored by an inglenook fireplace with an inset wood burner. It is the sort of space that naturally becomes the heart of the home, ideal for relaxed evenings and gatherings that stretch long into the night.

The open-plan family/dining room continues the sense of scale, offering defined areas for dining, entertaining and everyday living. A second inglenook fireplace adds character and warmth, making this a versatile room that adapts effortlessly to family life.



M&B



Whitehouse Cottage The Street

Hockering, Dereham

The kitchen/breakfast room provides a practical hub, fitted with cabinetry and integrated appliances, while internal double doors open into the conservatory, a bright, uplifting space that draws in panoramic views of the garden and extends the reception areas further.

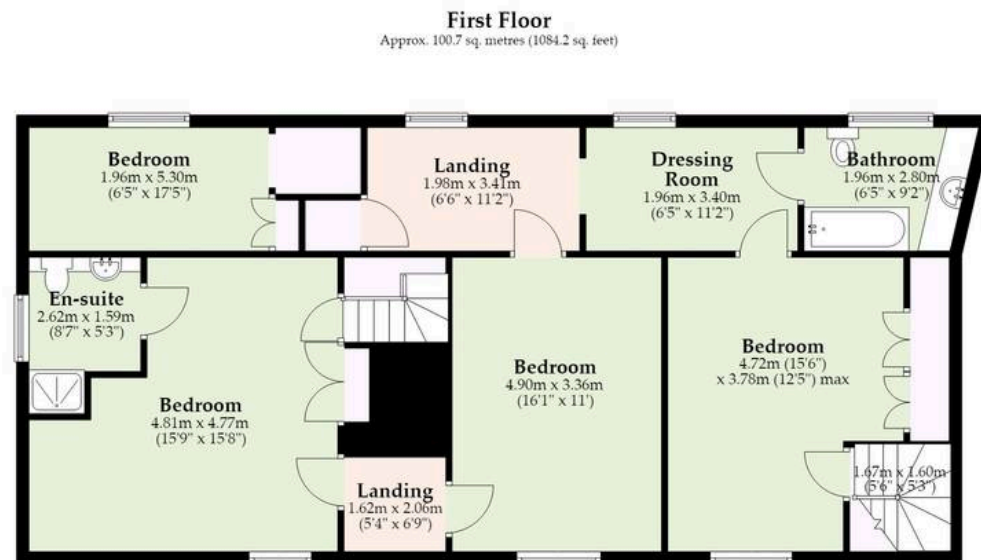
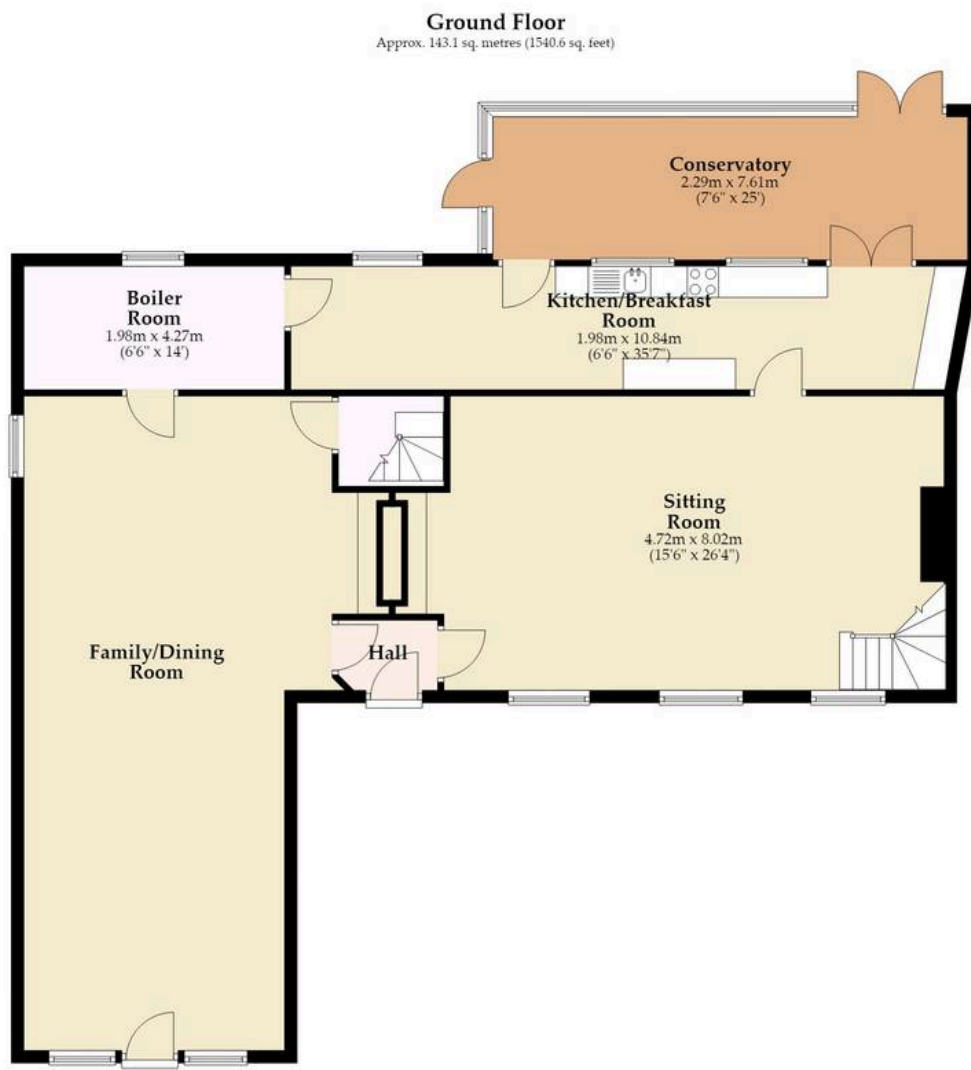
Two staircases lead to the first floor, where four bedrooms are arranged to offer privacy and flexibility. The principal bedroom enjoys an en-suite shower room, while the second bedroom benefits from built-in wardrobes, a dressing room and its own staircase, creating a quiet corner that works beautifully as a guest suite or private retreat. A modern family bathroom with vanity storage serves the remaining bedrooms.

The rear garden is established and generous, with a sweeping lawn, planted beds that bring seasonal interest, a patio for outdoor dining and a greenhouse for those who enjoy tending to plants. It is a garden designed for both quiet enjoyment and family use, with plenty of space to shape further.

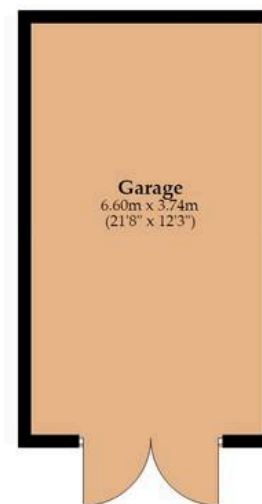
With over 2,800 square feet of accommodation and clear potential to extend, modernise or create a self-contained annexe (subject to planning), this is a home that offers long-term versatility. For buyers seeking character, space and a lifestyle rooted in village charm, it presents an appealing and rare opportunity.



M&B



Garage
Approx. 24.7 sq. metres (265.6 sq. feet)



M&B

Total area: approx. 268.5 sq. metres (2890.4 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.

Dreaming of this home?
Let's make it a *reality*.



Meet *Kyle*
Branch Manager



Meet *Aysegul*
Aftersales Progressor



Meet *Curtis*
Listings Director

Minors & Brady
Your home, our market



dereham@minorsandbrady.co.uk



01362 700820



9a Market Place, Dereham, NR19 2AW

BURY ST. EDMUNDS | CAISTER-ON-SEA | DEREHAM | DISS | NORWICH | OULTON BROAD | WROXHAM



How can we support

- ✓ Residential Mortgages
- ✓ Protection & Insurance
- ✓ Buy-to-let (personal and limited company)



Matt Waters
Director and
Principal



Victoria Payne
Mortgage and
Protection Advisor

Offering you quick and professional mortgage advice every step of the way.

T: 01603 210378
E: enquiries@norfolk-mortgages.co.uk