



30 Church Lane, Hindolveston
£280,000

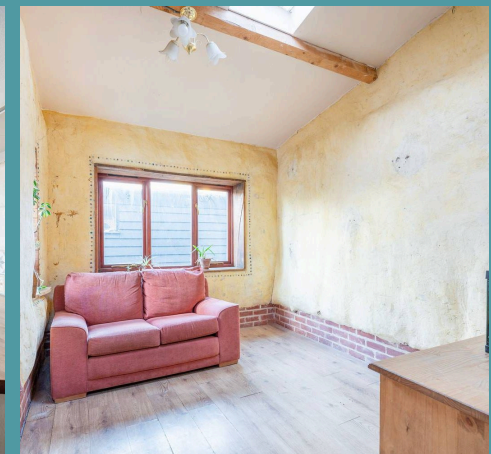
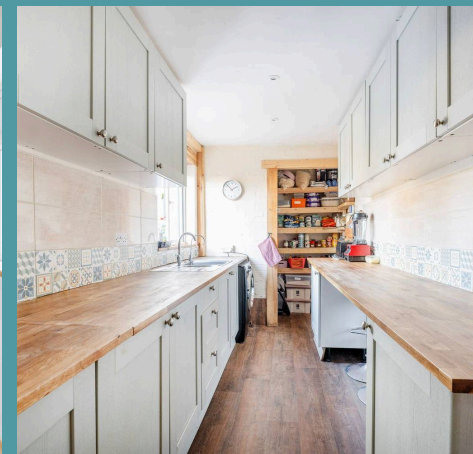
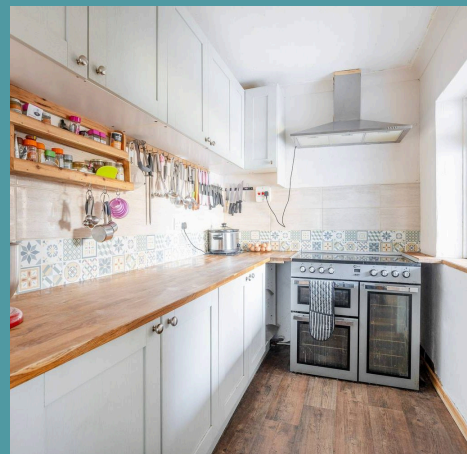
30 Church Lane

Hindolveston, Dereham

This semi-detached ex-local authority home exudes a unique blend of traditional charm and modern upgrades, seamlessly integrating eco-conscious design elements. Showcasing an open-plan sitting/dining room, a refurbished kitchen, three double bedrooms and a family bathroom. A highlight of the home is its generous size plot, featuring a large workshop and a log cabin that can be flexible to suit your own requirements. Don't miss the chance to acquire this home and experience the lifestyle it has to offer.

Location

Hindolveston is a quaint village nestled in the heart of the countryside, offering a tranquil rural setting. The nearby village of Foulsham, just 2.5 miles away, provides essential amenities including a shop, village hall, primary school, and the Queens Head pub. Reepham, located 4 miles away, is another convenient option, while the market towns of Fakenham and Dereham, around 12 miles distant, offer a wider variety of shops, supermarkets, restaurants, a cinema, golf course, and leisure facilities. This combination of peaceful surroundings and easy access to local and regional services makes Hindolveston an ideal location for those seeking a serene yet connected lifestyle.



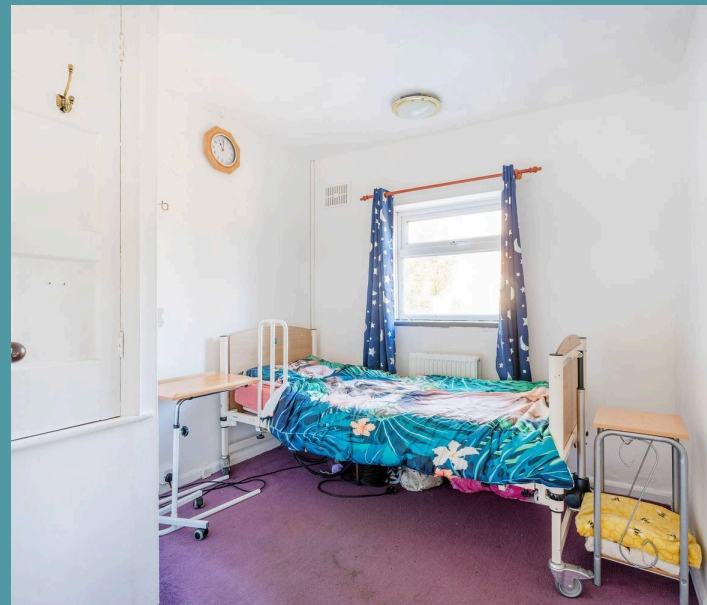
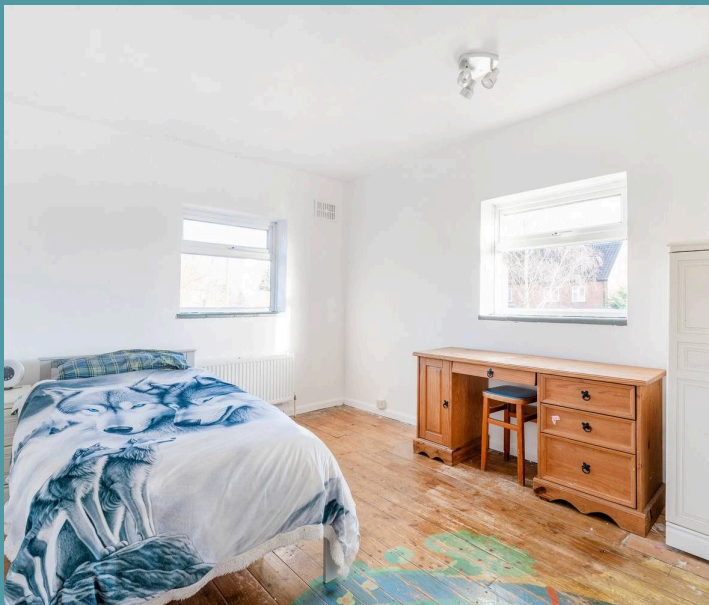


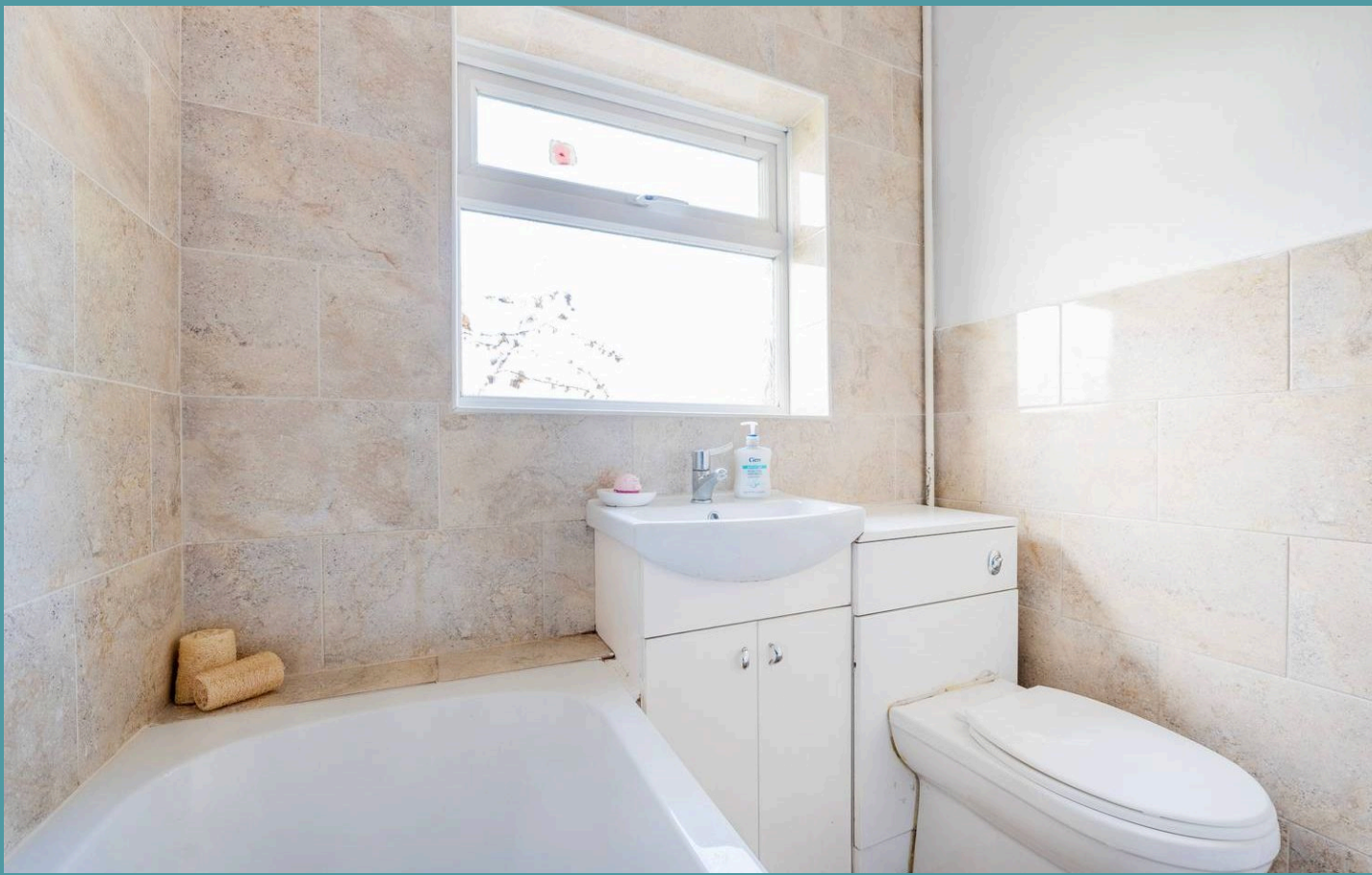
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Welcome inside, where you are greeted by a single-storey haybale porch, suitable for storing your outdoor wear and small seating area. You'll immediately be drawn to the rustic design that flows throughout the residence, obtaining the properties traditional charm and character. Positioned at the front of the residence is an open-plan sitting/dining room, accentuated by a charming brick-built fireplace with inset wood burner, creating a warm ambience for relaxing and casual dining. The floor to ceiling custom bookshelves form the perfect place for your favourite books, artwork or ornaments.

At the heart of the home lies a well-equipped kitchen, that has recently been refurbished to focus on style and practicality. It is sectioned into two areas, one area is highly functional with an oven and the other has a breakfast bar unit for socialising. The cream cabinetry contrasts with the darker worktops, forming ample amount of storage and counter-top space for meal preparation. The addition of two large pantries provide ample amount of space for your cooking essentials, catering to the practical needs of a busy modern household.



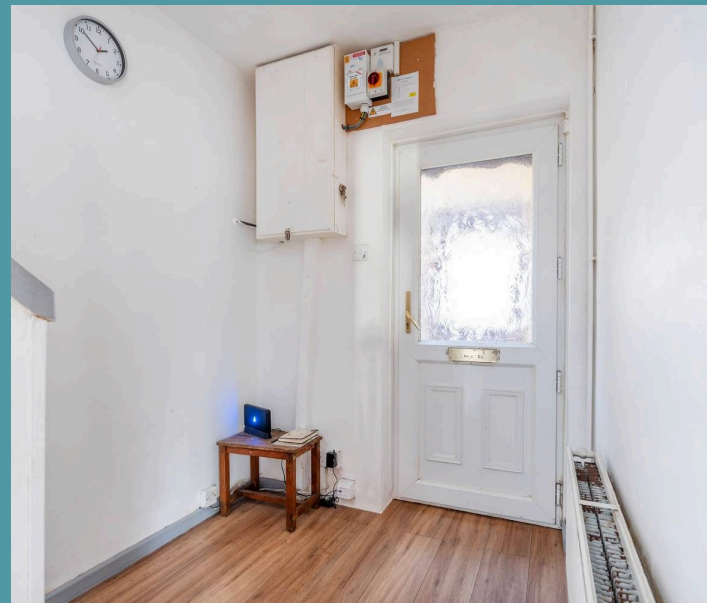
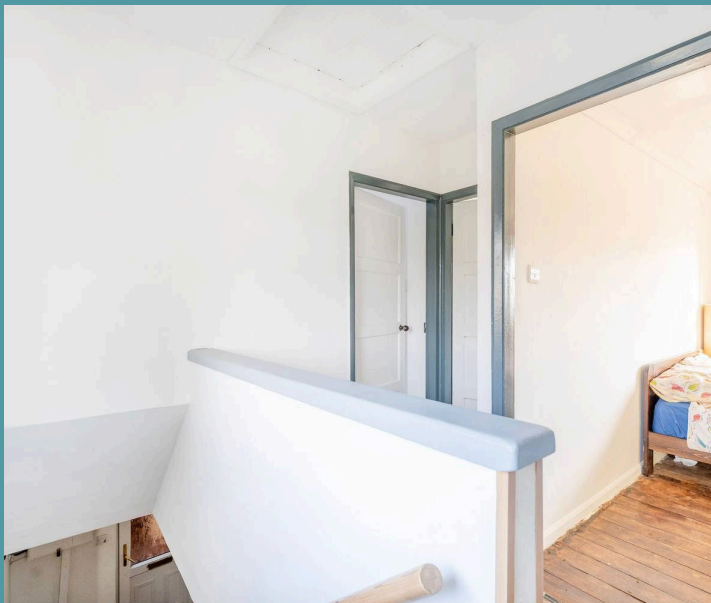


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Ascend to the first floor where you will encounter three double bedrooms, each thoughtfully designed to offer relaxation and privacy. The large windows not only draws in the natural light but also frames views of the surroundings. The third bedroom has the versatility to be a home office, dressing room, playroom or guest bedroom, depending on your own requirements. The bathroom comprises of a contemporary three piece suite, with a built-in vanity unit, accommodating all residents in the household.

A highlight of the property is its multi-purpose outdoor space, that is fully enclosed for privacy and seclusion. The expansive garden offers endless possibilities for outdoor activities and enjoyment, whether that's for gardening, hosting summer BBQs or simply relaxing in the afternoon sunshine. It is primarily laid to lawn, bordered by a wide range of planted beds, shrubbery and mature trees. The addition of a large workshop and log cabin are both fully equipped with power and fully insulated, that has the potential for a wide range of different uses. They can be transformed into a studio for hobbies, additional storage space, a home gym or office, depending on your own requirements. At the front of the property is a shingle driveway providing ample off-road parking for all residents and guests.





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Agents Notes

Restriction 157 North Norfolk Rule applies to this property, requiring that the purchaser needs to have lived or worked in Norfolk for three years before they purchase.

We understand that this property is freehold.

Connected to mains water, electricity and drainage.

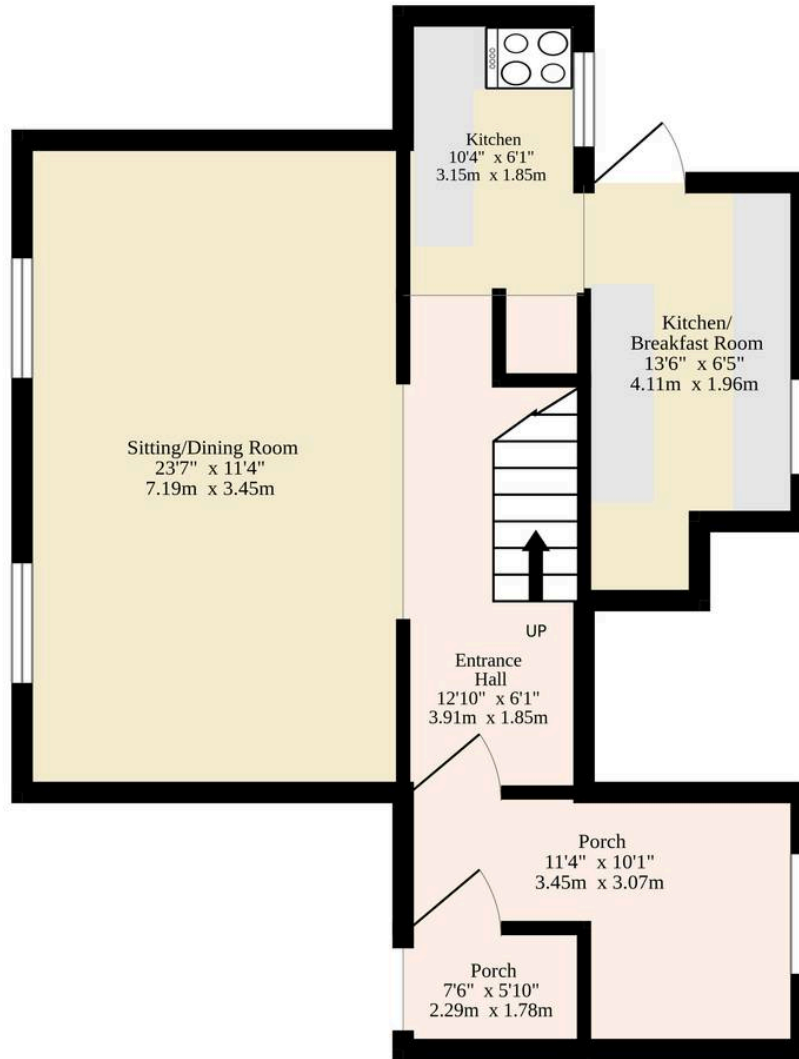
Heating system - Oil.

Council Tax Band: B

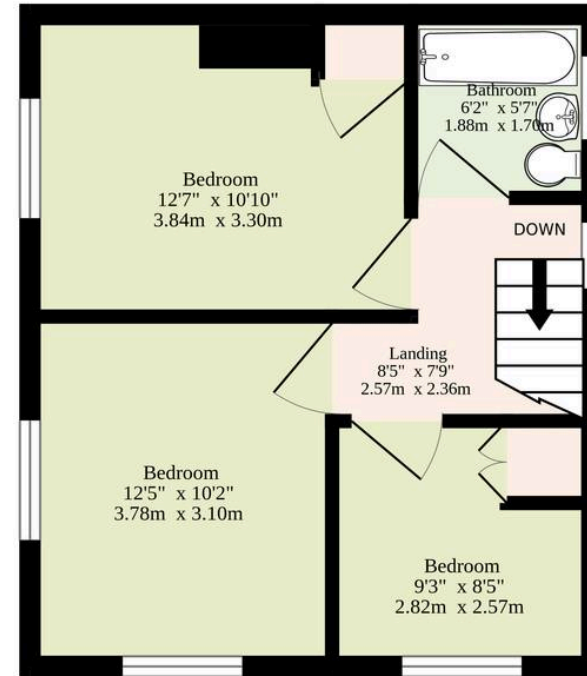
- Semi-detached ex-local authority home in the Norfolk village of Hindolveston
- Truly distinctive design blending traditional charm with modern upgrades, showcasing its original character
- Eco-conscious construction with solar panels
- Open-plan sitting/dining room accentuated by a charming wood burner
- Well-equipped kitchen and breakfast bar area, complemented by two large pantries
- Three double bedrooms and a family bathroom
- Situated on a generous size plot with expansive front and rear gardens, featuring a large workshop and a log cabin
- Shingle driveway providing ample off-road parking
- Close proximity to local amenities and the towns of Fakenham and Dereham



Ground Floor
649 sq.ft. (60.3 sq.m.) approx.



1st Floor
437 sq.ft. (40.6 sq.m.) approx.



Sqft Does Not Include The Garage And Storage Sheds

TOTAL FLOOR AREA : 1087sq.ft. (101.0 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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