



Green Cottage, Watton Road, Hingham NR9 4NN

twgaze



Green Cottage
Watton Road,
Hingham
NR9 4NN



Exceptional, detached family home within the sought-after town of Hingham.

Restored and extended to very high standard. 4 Bedrooms in total. Large Master bedroom with en-suite and dressing room. Abundance of original and modern character. Two reception rooms, bespoke Kitchen opening to dining/family area with bi-folds onto garden. Landscaped gardens, plenty of securely gated driveway space and detached garaging.

£900,000



- Exceptional level of detail and quality throughout
- Stunning, bespoke kitchen opening to spacious family room
- Secure gated entrance and large driveway
- Insulated outbuilding currently used as home cinema
- Landscaped and manicured rear garden

Location Green Cottage is roughly a 10-minute walk from the centre of Hingham, an elegant market town once known as 'Little London' due to the quality of its buildings. The town is picturesque and famed for its ancestral links to one time US president, Abraham Lincoln, to which a local café on The Fairlands still promotes the name. A large part of Hingham's popularity is down to its useful facilities, shops and local businesses which are centred around the pretty Market Place. The town also has a primary school and doctors' surgery which was recently voted within the top 10 surgeries in England. Several other market towns including Wymondham, Attleborough and Dereham are all within 10 miles from Hingham, with Norwich also just 14 miles away. Norwich is a historic and popular university city offering a vibrant entertainment scene, with numerous independent shops, bars and restaurants, as well as excellent shopping facilities. The city offers good transport links with a central railway and bus station and an international airport located just a few miles north of the city.



The Property Green Cottage is an exceptional, 4-bedroom detached family home located on the edge of Hingham. With the original section of the building thought to have been built around the late 18th century, this clay lump property has been completely stripped back, leaving only its abundance of character, then sympathetically restored, and extended to a very high standard, with great attention to detail added by the current owners - practically doubling the size of the accommodation. The cottage has a range of beautiful 'stand out' features, which complement the original; from herringbone brickwork, engineered Oak flooring, reclaimed solid latch doors and a 'two-way' fireplace with inset beam just above a warming wood burning stove, to a light and spacious bespoke fitted kitchen opening to family room with bi-folding doors onto sun drenched patio, this property is an absolute gem!

There are numerous desirable aspects throughout Green Cottage, such as a large, master bedroom with four-piece en-suite and generous size dressing room - which could equally be used as a nursery or study, 3 further double bedrooms and a supporting bathroom which boasts a 'jacuzzi' bath. This is in conjunction with a ground floor shower room just off the utility.

Outside Secure, electric double gates provide a sense of grandeur and open onto a large gravel driveway, where a detached, brick and 'Suffolk clad' built garage block can be found. The double garage has electric roller doors and an internal door through to a further side section measuring 18'10" x 9'9" which could easily be utilized as potential home office or hobby space. Gates to both sides of the property lead to the landscaped sunny rear garden, which is southerly facing and comprises areas of well-maintained lawn, array of shrubs and flowers along the sleeper edged borders. A stylish tiled patio runs across the back of the cottage creating a great place for family events, entertaining or simply relaxing. A useful timber outbuilding and wood store can be found to the side, whilst at the end of the garden a gate opens into a secret garden and BBQ courtyard - an enviable, hidden place which houses an insulated outbuilding that the current owners use as a home cinema.

Services Mains water, electricity and drainage is connected. Oil fired boiler providing heating to radiators on the first floor. Underfloor heating on the ground floor.

Directions From Norwich by-pass, take the B1108 in direction of Watton. Proceed through the villages of Barford, and Kimberley and then continue for a further 3 miles before entering the market town of Hingham. Proceed through the town, passing The Market Place and The Fairland into Watton Road. Continue past Hingham Sports and Social Club and after a short distance, the entrance gates of the property will be found on the left.

Viewing Strictly by appointment with TW Gaze.

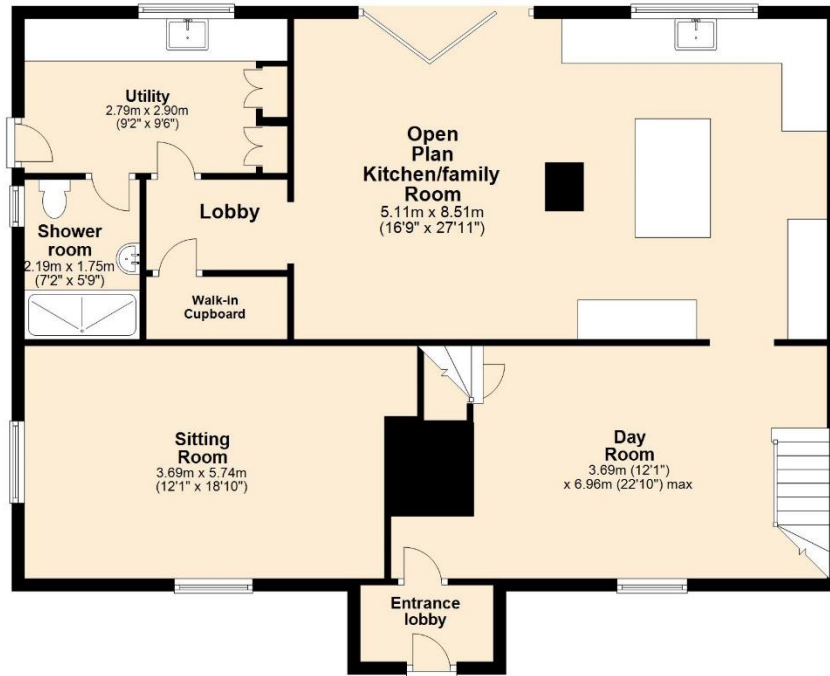
Freehold

Council Tax Band –



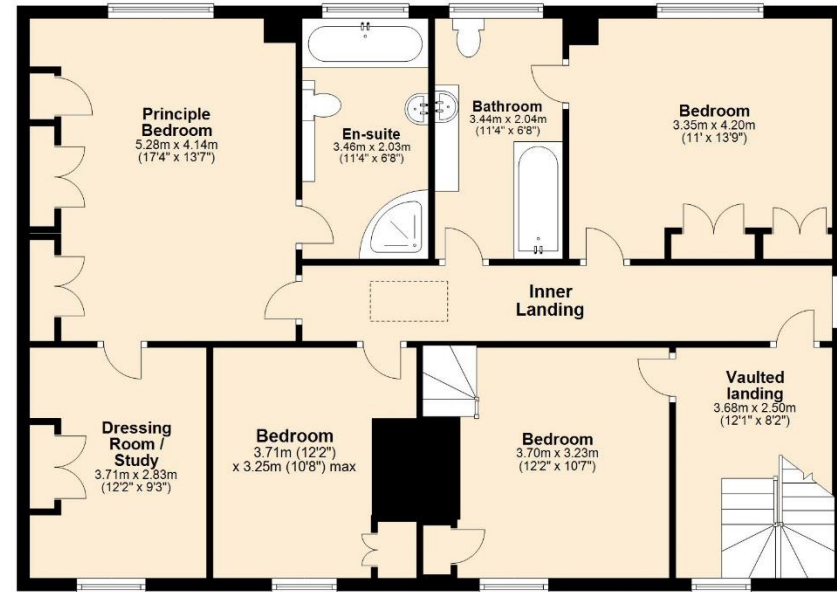
Ground Floor

Approx. 117.2 sq. metres (1261.1 sq. feet)



First Floor

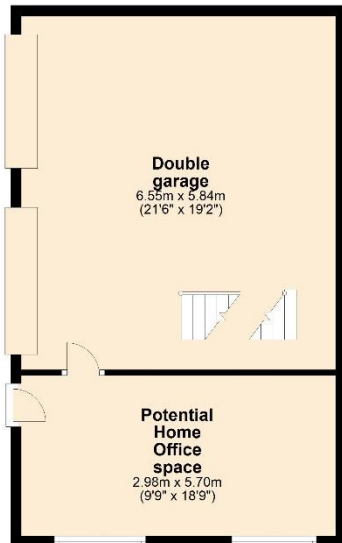
Approx. 114.3 sq. metres (1230.8 sq. feet)



Total area: approx. 231.5 sq. metres (2491.9 sq. feet)

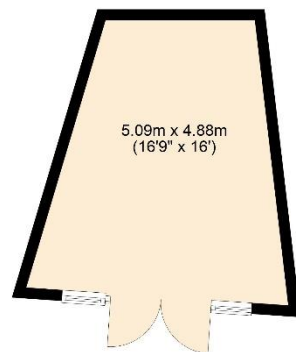
Detached garaging

Approx. 56.2 sq. metres (604.7 sq. feet)



Outbuilding (used as Home Cinema)

Approx. 19.6 sq. metres (211.1 sq. feet)



Total area: approx. 75.8 sq. metres (815.9 sq. feet)



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