



Home Farmhouse, Hindringham, Fakenham, Norfolk

**STRUTT  
& PARKER**

BNP PARIBAS GROUP 

# Home Farmhouse

## The Street, Hindringham

### Fakenham, Norfolk NR21 0PS

A handsome period house with wonderful gardens, a tennis court, studios, and extensive outbuildings in a popular North Norfolk location

North Norfolk Coast 5 miles, Blakeney 5 miles, Holt 6 miles, Fakenham 6 miles, Wells 6 miles, Burnham Market 10 miles, Brancaster Staithe 13 miles

**Ground floor:** Reception hall | Drawing room  
Sitting room | Kitchen | Study/Dining room  
Utility | wc

**Upstairs:** Principal bedroom with dressing room and en suite bathroom | 4 further bedrooms  
2 bathrooms | Generous landing  
Storage

Large studio with wc and woodburner  
Conservatory | Beautiful courtyard | Orangery  
Workshop | Garages | Open fronted cart shed  
Large threshing barn (formerly with planning permission for conversion) | Numerous stores

Beautiful gardens and grounds which have featured in English Garden Magazine | Tennis court | Woodland

In all about 3.5 acres

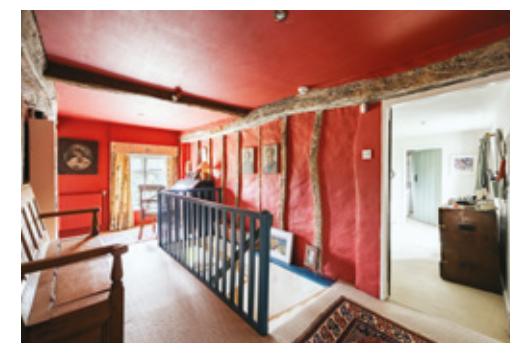
### The Property

Home Farmhouse is a charming and substantial period house which is Grade II listed, and is believed to date from the 17th century with some later additions and alterations. The house has good ceiling heights and flexible accommodation over 3 floors. There are a number of period features including exposed beams, charming fireplaces and pamment floors. In the drawing room there is an inglenook fireplace, built-in bookcases with delightful raised seating above one bookshelf.



The house flows very well, and has a wonderful farmhouse kitchen, which has an Aga at its core. From the kitchen is a stable door which leads to the west facing terrace. Adjacent is the dining room which has French doors to the terrace and working shutters. The house has been stylishly finished and links in well with the large studio and conservatory. The studio has a large butlers sink and its own wc along with a wood burning stove. There is potential to turn this into an annexe if required. The conservatory is linked to the annexe and faces the charming courtyard, as does the orangery and some store rooms. This is a particularly attractive space which gives off a Mediterranean feel.

In the main house there are 5 good sized bedrooms and 3 bathrooms. The principal bedroom has an en-suite bathroom and a dressing room and all the rooms have views of the gardens and grounds. On the first floor there is a generous landing area, which is used as additional office and reading space.



Home Farmhouse is approached via a generous gravel driveway which gives access to the garages, the open fronted cart shed and the workshop. The house is east and west facing, with the courtyard benefitting from the sun all day. The 3-acre garden, lovingly created by the owners over thirty years, comprises orchard, kitchen garden with raised beds, herbaceous borders, the gravelled 'white' courtyard, wildflower meadows and woodland walks. It was the cover feature for the English Garden Magazine in 2023, and has been opened to the public as part of the National Garden Scheme. There is a tennis court on the western boundary and there is a separate access from the public highway to the northern part of the grounds.



### Situation

Home Farmhouse occupies a charming rural situation on the northern edge of Hindringham, and conveniently located for access to Holt, the North Norfolk coast and the surrounding villages. Holt (6 miles) has an excellent range independent shops, cafés and restaurants, and is home to Gresham's school. Fakenham also has a wide range of shops and has a charming racecourse. The North Norfolk coast offers a wide range of amenities including some excellent eateries, fantastic walks and wildlife.

Norwich Airport, which is situated on the northern side of the city is about 28 miles and provides regular domestic and international flights.

### Directions

**Postcode:** NR21 0PS

**What3words:** professed.subway.zones

### General

**Services:** Mains water, mains drainage, mains electricity.

**Local Authority:** North Norfolk District Council





## Floorplans

Approximate Gross Internal Area = 321.9 sq m / 3465 sq ft

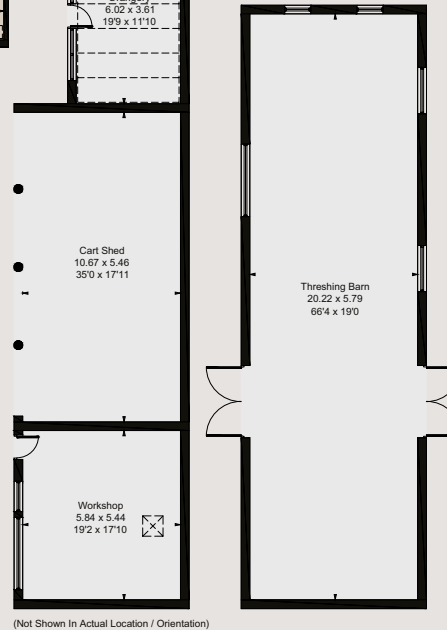
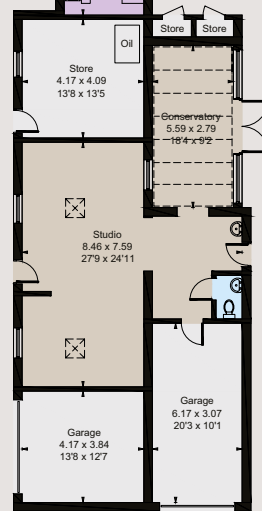
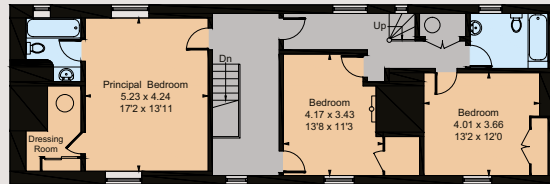
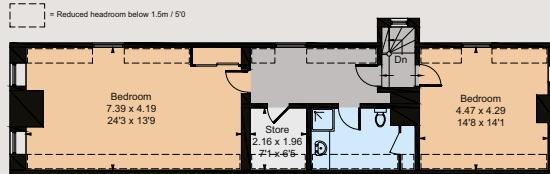
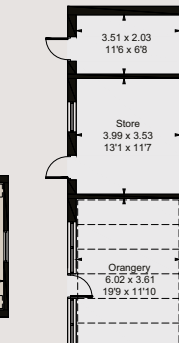
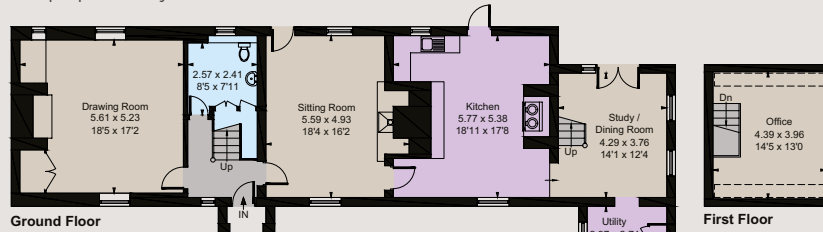
Studio = 65.2 sq m / 702 sq ft

Outbuildings & Stores = 275.8 sq m / 2969 sq ft

Garages = 37.1 sq m / 399 sq ft

Total = 700.0 sq m / 7535 sq ft

For identification purposes only.



Whilst every attempt has been made to ensure the accuracy of the floor plan 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 purchase.

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**Rights of Way, wayleaves and easements:** The property will be sold subject to all rights and private rights of way. Water, light, drainage and other easements, quasi-easements and wayleaves, all or any other like rights whether mentioned in these particulars or not.

**Viewing:** Strictly by appointment through Strutt & Parker.

**Norwich**

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