



A PERIOD PROPERTY WITH A WEALTH OF CHARM AND CHARACTER STANDING IN MATURE GARDENS IN EXCESS OF HALF AN ACRE

The Dukes House, 1 Moorgate Road, HIndringham, Norfolk NR21 0PT

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**Bedfords**

ESTABLISHED 1966

**The Dukes House**  
**1 Moorgate Road**  
**Hindringham**  
**Fakenham**  
**Norfolk NR21 0PT**

*A DETACHED PERIOD PROPERTY WITH A SELF CONTAINED TWO STOREY STUDY  
OFFERING EXCELLENT WFH POTENTIAL*

**Guide Price: £825,000** (Rev. 21.11.24)  
Freehold BUR240003

- 18<sup>th</sup> Century former public house.
- Situated in a desirable village a short drive from Holt and Blakeney.
- Many original and desirable features including exposed ceiling timbers, inglenook fireplace, AGA kitchen, timber sash windows and two wood-burning stoves.
- Accommodation of over 2900 sq.ft comprising, Porch, Entrance Hall, Drawing Room, Dining Room, Snug, Kitchen/Breakfast Room, Shower Room/WC, Utility Room, Landing, Master Bedroom with En-suite Shower Room, three further Bedrooms, Cloakroom & Family Bathroom.
- Rear Hall, Cloakroom, two storey Study and integral single garage offering self-contained Annex potential.
- Outside; gated driveway, shingled parking and turning area, mature lawned gardens with mature trees shrubs and flowering borders. Paved terrace and raised timber-decked seating area.





**HINDRINGHAM** is a most attractive and unspoilt village situated in this sought-after area of North Norfolk within close proximity of Holt, Burnham Market and Fakenham. The coast, which is approximately 5 miles away, is classified as an area of outstanding natural beauty. And the area offers excellent sandy beaches, renowned links golf courses and extensive bird reserves and sailing facilities.

**HEATING:** Oil fired central heating.

**COUNCIL TAX:** Band G

**SERVICES:** Mains water, electricity and drainage.

**BROADBAND:** Openreach indicate that Superfast Fibre Broadband is available to the property.

**MOBILE COVERAGE:** Ofcom indicate that EE, Vodafone and O2 are likely to have voice & data available inside the property. Ofcom indicates that Vodafone, EE, Three and O2 is likely to have voice and data available outside the property.

**AGENTS NOTE:** The property is situated in a conservation area.



**ENERGY PERFORMANCE CERTIFICATE (EPC):**

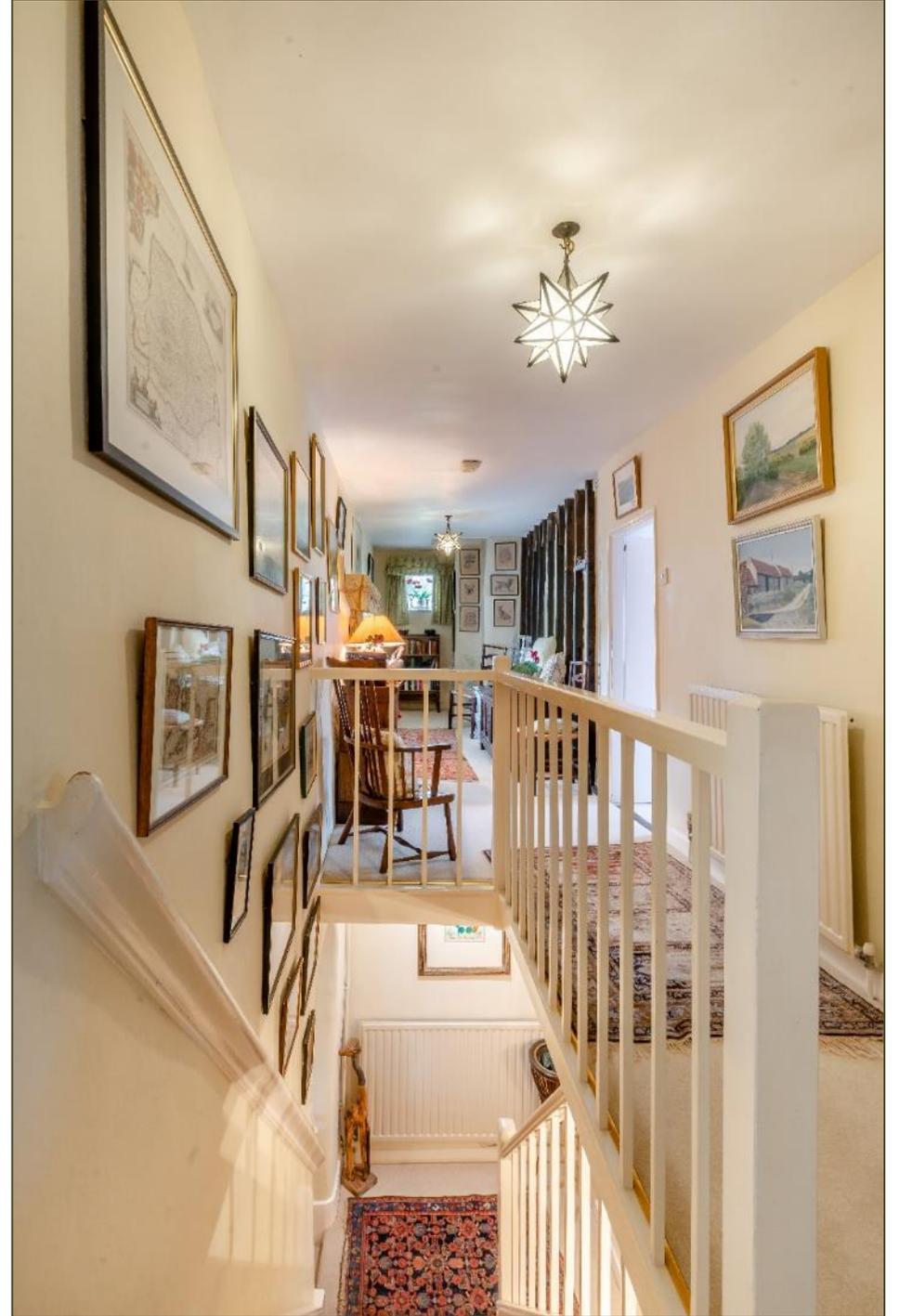
A full copy of the EPC is available upon request

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) <b>A</b>			
(81-91) <b>B</b>			86
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>		46	
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	















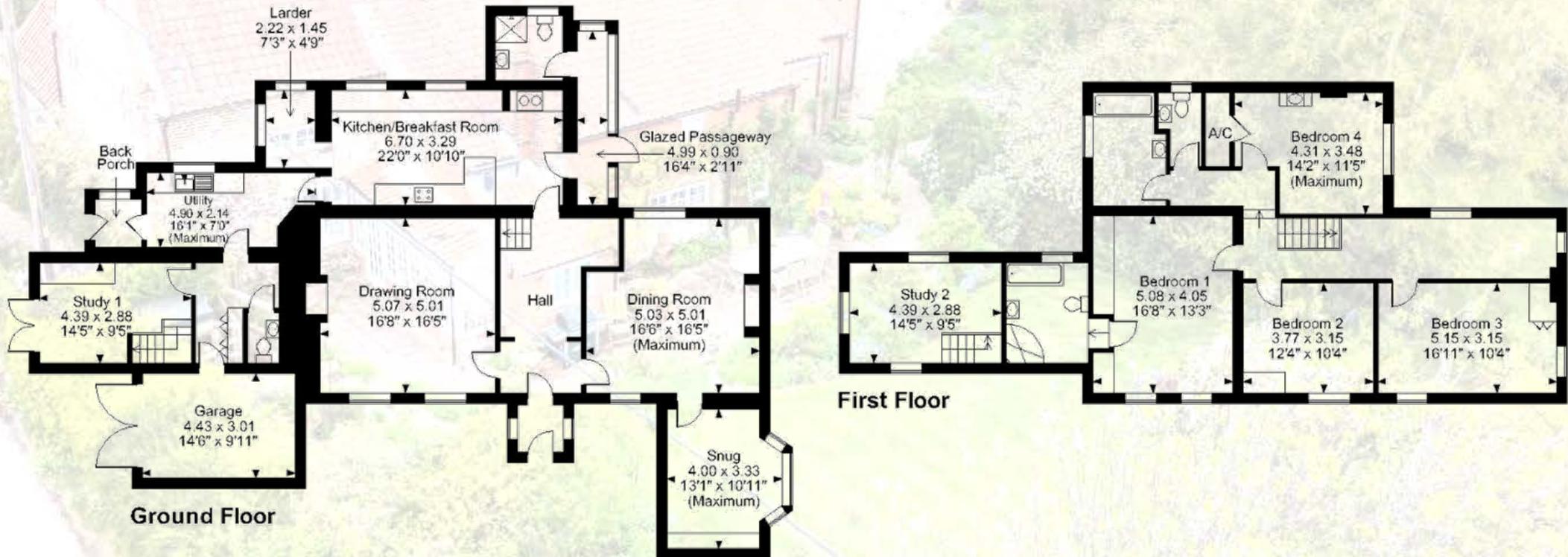
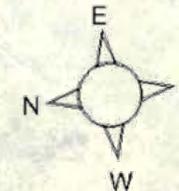
**The Dukes House, Moorgate Road, Hindringham**

**Approximate Gross Internal Area**

**Main House = 2958 Sq Ft/275 Sq M**

**Garage = 144 Sq Ft/13 Sq M**

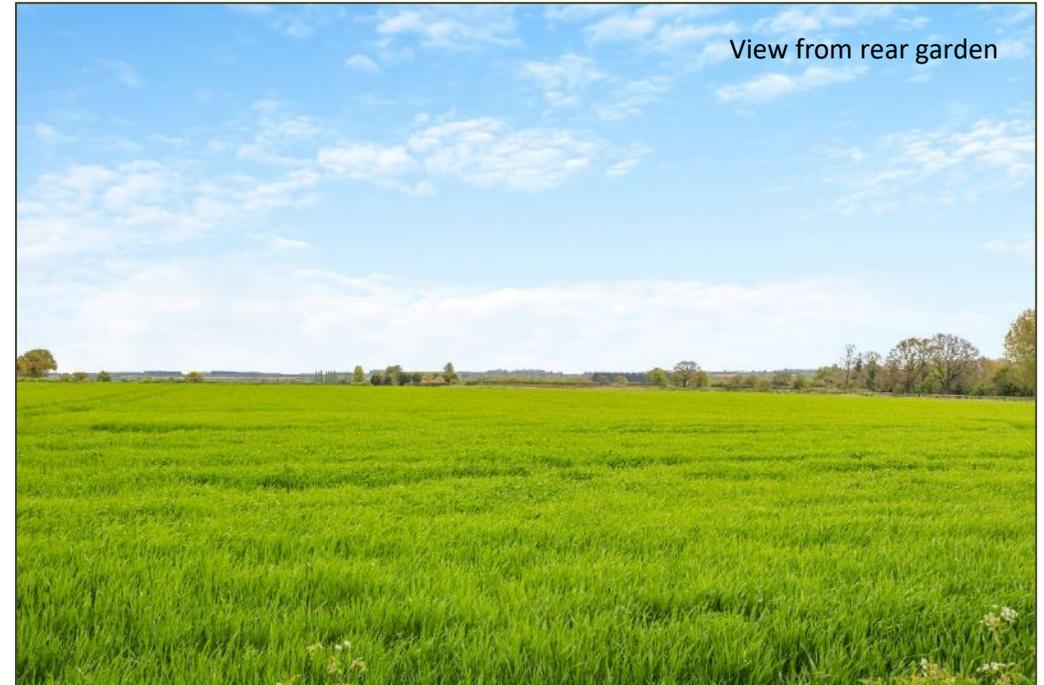
**Total = 3102 Sq Ft/288 Sq M**



**FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE**

The position & size of doors, windows, appliances and other features are approximate only.

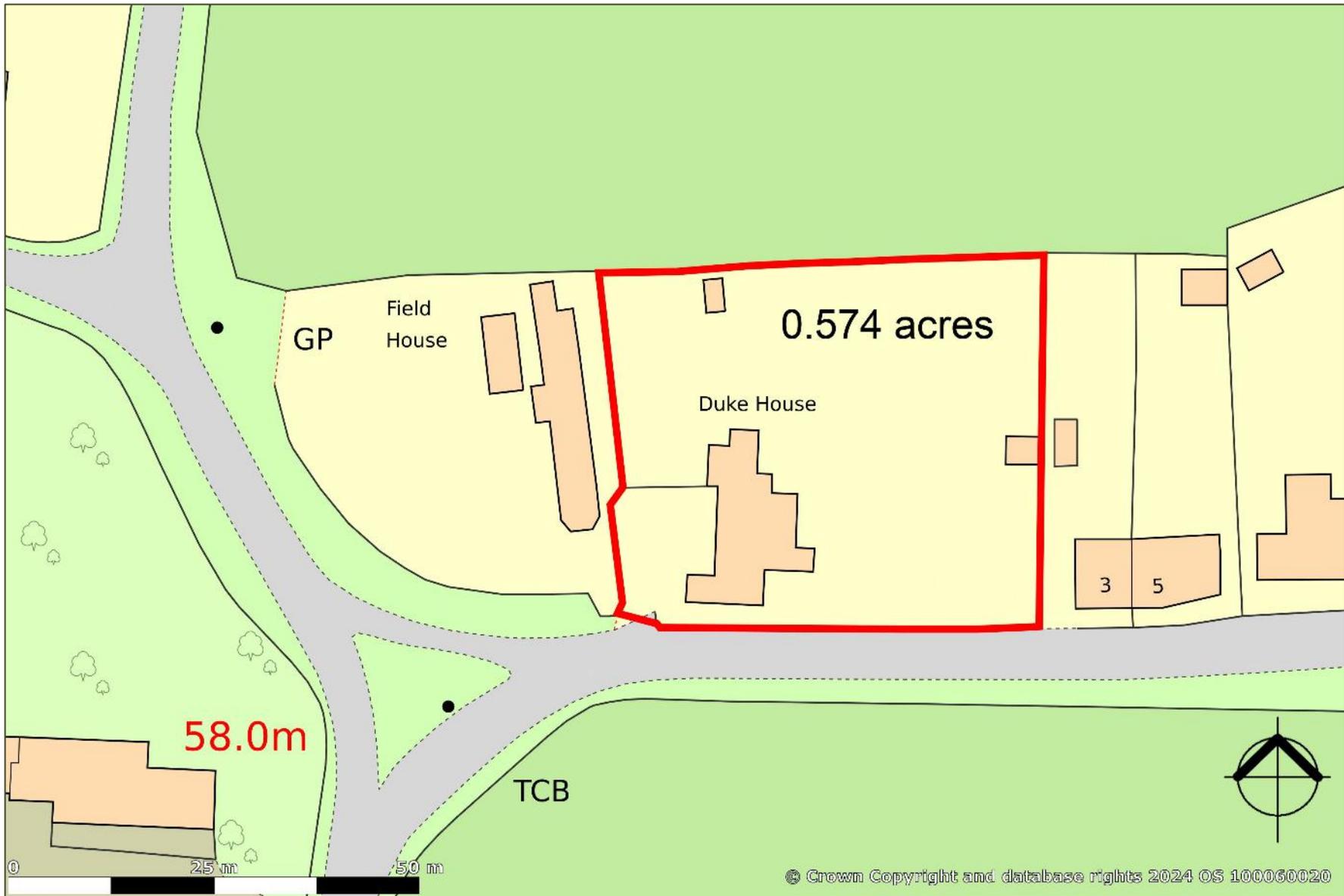
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View from rear garden



THE  
DUKE'S HOUSE



**FIXTURES AND FITTINGS:** Unless specifically mentioned in these particulars, all fixtures and fittings are expressly excluded from the sale of the freehold interest. Some items and contents may be available by separate negotiation if required.

**IMPORTANT NOTICE:** These particulars have been prepared in all good faith to give a fair overall view of the property. Measurements and distance are given as a guide only. We have endeavoured to ensure the information given is accurate but we would urge you to contact the office before travelling any great distance to ensure that your impression of the property is as we intended. None of the services, appliances or equipment have been tested and purchasers should satisfy themselves on such matters prior to purchase.

**VIEWING:** Early inspection is recommended through the Agents. For an appointment please telephone BEDFORDS, The Bower House, Market Place, Burnham Market, King's Lynn, PE31 8HF. Tel: (01328) 730500. All our properties can be found on the internet at [www.bedfords.co.uk](http://www.bedfords.co.uk)



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