

Market Place | Hingham | NR9 4AF

Price Guide £235,000

twgaze

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Guide Price £235,000 - £250,000. Grade II listed property with more to it that 'meets the eye'. Believed to date back to (c1550) with a prominent and prestigious position on Market Place Hingham. Mature garden with sizeable outbuilding. NO ONWARD CHAIN.
Council Tax Band : C

- Guide Price £235,000 - £250,000
- Two double bedrooms
- Brimming with original features
- Mature garden with 30' brick outbuilding
- No onward chain
- Grade II listed
- Overlooking Hingham's iconic Market Place
- Inglenook fireplace with a wood burner
- Havilly beamed living Room

The Location

Located in a quiet cul-de-sac just moments 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 cafe 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.





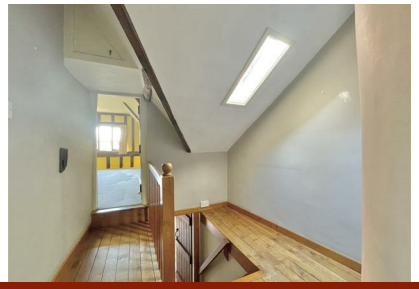
















The Property
A two-bedroom Grade II listed terrace house brimming with original features and a wealth of history. Thought to date back to around 1550, this former Maids Head Public House now presents a unique opportunity to live in a prominent and prestigious position within Hingham's Market Place.
The welcoming entrance hall leads to the second reception room, currently used as a dining room, offering enviable views of the Market Place Green. The lounge serves as the heart of the home, featuring an exposed brick fireplace with a wood burner, an inglenook, and hidden witches' marks and signatures, adding to the property's historic charm.
The compact kitchen includes an open-plan overflow section that blends seamlessly into the lounge area. A ground-floor WC also functions as a cloakroom.
Upstairs, the main bedroom boasts a vaulted ceiling with exposed beams, offering lovely views over the garden. The front-facing room has striking views of the green, showcasing beautiful Queen Post woodwork. A modern shower room features a shower, vanity basin, and WC.

The Outside
To the rear of the property there is a private enclosed garden with lawn. Please note a fence will be erected at the current owners cost. There is a 30ft brick built workshop suitable for multiple uses including home office, gym or hobby room.

Services
Mains water, electricity and drainage are connected to the property.

Tenure: Freehold

How to get there
What3words: Marbles.brimmed.reckon

Viewing
Strictly by appointment with TWGaze

Council Tax band: C

Anti-Money Laundering, Terrorist Financing and Transfer of funds Regulations 2017.
In line with the regulations, TW Gaze are legally required to carry out AML due diligence checks on all proposed legal purchasers involved in the transaction. A charge of £25.00 + VAT (£30.00 Inc VAT) processing fee is applicable for each purchaser once an acceptable offer is agreed.











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