

abbotFox



Heath Road, Hockering, Dereham
£1,950 Per Month

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We are a team of genuine individuals who hold a deep passion for both property and marketing. Collectively, we bring over 70 years of experience in the property market of Norfolk and Suffolk. Our affection for both counties runs deep, and we are enthusiastic about sharing our passion with you.

Colin McKenzie | **Branch Partner**







THE DETAIL_____

abbotFox presents this charming period barn conversion, beautifully combining original character with modern comforts, nestled within peaceful rural surroundings on the edge of the sought-after village of Hockering.

Occupying a tranquil countryside setting just one mile from the village, East Barn enjoys an enviable position surrounded by open fields whilst remaining conveniently located for both Dereham and Norwich. Hockering offers a range of everyday amenities including a village shop, post office, public house and garage, with further shopping, leisure and educational facilities available in Dereham. The nearby A47 provides excellent transport links, whilst Norwich city centre, just ten miles away, offers an extensive range of retail, dining and cultural attractions, together with direct rail services to London Liverpool Street.

Beautifully converted, the property retains an abundance of original features including exposed timber beams, creating a wonderful sense of warmth and character throughout. The spacious accommodation has been thoughtfully enhanced with oil-fired central heating, complemented by underfloor heating to the sitting room and kitchen, providing year-round comfort. Double glazing is fitted throughout, while tiled flooring to the principal living areas and carpets to the bedrooms create a practical yet inviting finish.

French doors from the sitting room open onto a private south-facing patio, providing an ideal space for outdoor dining and entertaining. The property also benefits from a lawned garden to the side and ample off-road parking, completing this attractive rural home.

Perfectly balancing period charm with modern convenience, East Barn presents a rare opportunity to enjoy countryside living without compromising on accessibility.







THE HIGHLIGHTS__

- Characterful period barn conversion
- Three well-proportioned bedrooms
- Wealth of original features including exposed timber beams
- Spacious sitting room with French doors opening onto the garden
- Underfloor heating to the sitting room and kitchen
- Double glazing throughout
- Modern fitted kitchen
- South-facing patio, ideal for outdoor entertaining
- Peaceful rural setting surrounded by open countryside
- Available August

Let's talk

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EPC RATING - D

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