



Rectory House, Hilborough, IP26 5BW

Rectory House

Hilborough,
IP26 5BW

A most impressive and substantial individual detached country residence originally built in 2002 in a style which combines modern with traditional. The property provides exceptionally spacious living accommodation which extends to some 4277 sq ft, incorporating many superior features. The property has the benefit of delightful mature gardens with a high degree of privacy and seclusion, without being isolated. In all, the grounds extend to just over 3 acres including a long carriage driveway, extensive parking, a detached triple garage, and a paddock opposite the house and garden.

5 4 3

Guide Price £1,150,000





LOCATION

Rectory House enjoys a secluded position in the West Norfolk village of Hilborough, on the northern edge of Thetford Forest, in Breckland. It is a biodiversity hotspot, particularly for birds. The village has Nelson connections, and is a strong community mainly serving the neighbouring estate. It has a church, a thriving public house and village hall and is on a local bus route. The village of Mundford (5 miles south) has an excellent store with integral post office and butchers shop, serving all daily needs; and a primary school rated by Ofsted as excellent. Swaffham (6 miles to the north) has three supermarkets (a fourth is planned), three GP surgeries, a dentist and a weekly market. Thetford (20 mins) and Brandon (15 mins) have stations on the Norwich-Cambridge line (30 mins to Cambridge North), Downham Market (30 mins) is on the King's Lynn to London Kings Cross line. Norwich, Cambridge and Newmarket are quickly reached by the nearby A11, and Bury St Edmunds is also easily accessed. State secondary schools are to be found in Swaffham, Methwold, Brandon and Thetford. There are several private schools in Norfolk, of which Greshams in Holt (coed, boarding) and Culford School (Culford, Suffolk, coed day and boarding, 45 mins away) stand out. There are excellent leisure facilities in Downham Market, Dereham and King's Lynn. All the attractions of North Norfolk are within easy reach: the coast, Wells and Holkham Hall under an hour by car, Houghton Hall and Sandringham nearer, as well as several theatres and cultural centres.

GLAZED ENTRANCE DOORS

to:

ENTRANCE LOBBY

with high vaulted panelled ceiling, tiled floor, door to:

RECEPTION HALL

with staircase off to first floor, radiators, sealed unit double glazed windows to front aspect.

DINING ROOM

with radiator, sealed unit double glazed windows to front and side aspect, decorative cornicing and ceiling roses, fitted bookshelves.

OPEN PLAN KITCHEN/BREAKFAST/FAMILY ROOM

A rather stylish and quite wonderful open plan space incorporating the kitchen area with inset stainless steel sink units with mixer taps and cupboards beneath, extensive fitted base units comprising granite style work surfaces with cupboards beneath including a water softener, drawers and an integrated 7 point Range style dual fuel cooker with twin ovens, and stainless steel extractor cooker hood above, part ceramic tiled walls. Central island unit which incorporates a further stainless steel sink with mixer taps, granite style worktops and cupboards and drawers beneath, fitted breakfast bar, stone style Travertine tiled floor throughout the room and a feature fireplace with wood burning Stovax, radiator. Space for upright fridge/freezer, triple aspect sealed unit double glazed windows, part glazed door to:

UTILITY ROOM

with inset stainless steel sink unit with mixer taps, cupboard below, worktop to side with space for appliances, space and plumbing for washing machine and dishwasher, Travertine tiled floor, sealed unit double glazed windows to side aspect, fitted cupboard housing water pipes and controls and an oil fired boiler which is two years old, sealed unit double glazed door leading to terrace and gardens.

CLOAKROOM

with low level w.c., pedestal wash hand basin, extractor fan.

STUDY

currently used as a gym with wooden floor, radiator and sealed unit double glazed window overlooking the rear terrace and gardens.

DRAWING ROOM

with feature Adam style fireplace with carved sides and mantel, cast iron fire grate and slate hearth, radiator with decorative cover, and further radiator. Sealed unit double glazed windows to front, side and rear aspects, moulded cornices and ceiling rose, full height sealed unit double glazed patio doors leading to rear terrace and gardens, a pair of glazed doors to:

LIBRARY

with feature decorative fireplace with cast iron insert, radiator, full height sealed unit double glazed patio doors leading to paved terrace and gardens. Door to:

INNER HALL

with large built-in storage cupboard, radiator with decorative cover, sealed unit double glazed windows to front aspect, door to:

CLOAKROOM

with pedestal wash hand basin and low level w.c., radiator with decorative cover, extractor fan, tiled floor, door to:

UTILITY ROOM/KITCHENETTE

with single drainer stainless steel sink unit with cupboards below, worktop to side with space and plumbing beneath for washing machine, further base unit comprising worktop with cupboards below and space for refrigerator, radiator, built-in cupboard which houses an oil fired boiler, wall storage cupboards, integrated electric oven with 4 point ceramic hob and concealed extractor cooker hood above.

ON THE FIRST FLOOR**LANDING**

A spacious landing area with two radiators, sealed unit double glazed windows to front aspect, built-in airing cupboard housing hot water cylinder.

PRINCIPAL BEDROOM SUITE

comprising two radiators, sealed unit double glazed windows to side and rear aspect, door to:

ENSUITE DRESSING ROOM

with fitted shelving, wardrobes and cupboards.

PRINCIPAL BATHROOM

with white suite comprising bath with shower attachment and mixer taps, large console wash basin, low level w.c. and bidet, part ceramic tiled walls, sealed unit double glazed windows to rear aspect with frosted glass, radiator.

BEDROOM 2

with radiator, sealed unit double glazed windows to side and front aspect with views over the field opposite, door to:

ENSUITE SHOWER ROOM

fully tiled with shower cubicle and wall mounted shower unit, glazed shower doors, pedestal wash hand basin, low level w.c., radiator, extractor fan.

BATHROOM 2

with a cast iron bath on ball and claw feet, pedestal wash hand basin, low level w.c., tiled shower cubicle with wall mounted shower unit and glazed shower doors, radiator, sealed unit double galzed window to rear garden. Access via fitted ladder to extensive, lit and part boarded loft space.

INNER LANDING

with radiator.

BEDROOM 3

with radiator, and sealed unit double glazed windows to rear aspect overlooking the gardens and adjoining woodland.

BEDROOM 4

currently used as study with radiator, sealed unit double glazed windows to front aspect.

BEDROOM 5

with radiator, sealed unit double glazed windows to front and rear aspect, trap door to loft space, door to:

INNER STUDY AREA/DRESSING ROOM

with large walk-in wardrobe/storage cupboard, radiator, sealed unit double glazed windows to front aspect and door to:

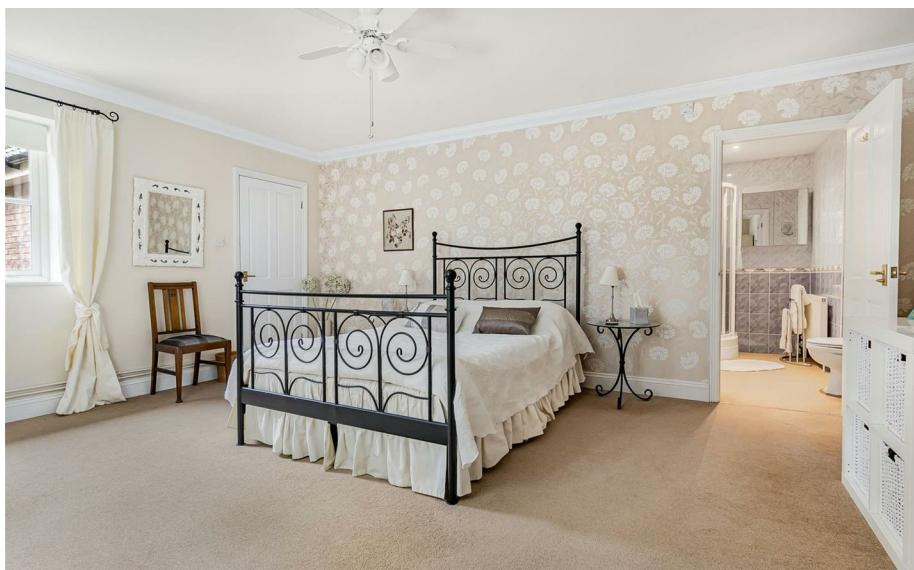
ENSUITE BATHROOM

with suite comprising large corner bath, vanity style unit with wash hand basin and cupboards below, low level w.c., natural wood style flooring, sealed unit double glazed windows to rear aspect with frosted glass, extractor fan, electric shaver socket, radiator and heated towel rail.

OUTSIDE

There is access up a long lane which is also used by other properties and in turn leads to the entrance with a pair of automatically controlled wooden gates which provide access to the extensive pebblestone driveway and parking area. There are attractive gardens and brick and flint walls to side and further lawn to side with a great variety of mature shrubs, rose bushes, trees, which in turn provides access to the DETACHED TRIPLE GARAGE with three up and over doors, with light and power and windows to side aspect and further door to side leading to the gardens. The principal gardens are mostly to the side and rear of the house and are a rather special feature and enjoy a high degree of privacy and seclusion. The gardens are laid to lawn with a great variety of shrubs, bushes and trees and hedgerow around. There is also a large secluded paved terrace immediately adjacent to the property itself, strategically placed trellises with climbing roses and small orchard with apple trees, further paved area to side with a most attractive brick and flint wall, oil storage tank, space for bins and a log store.

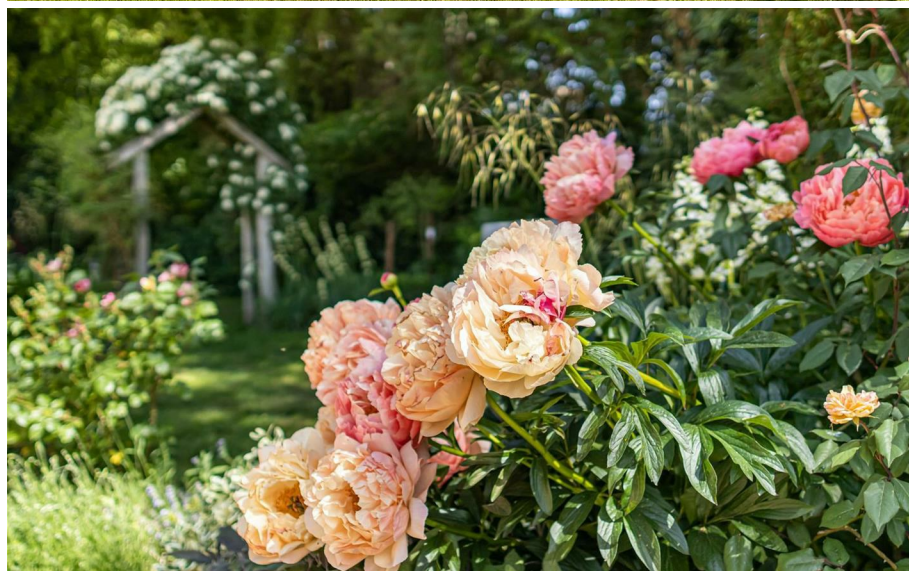
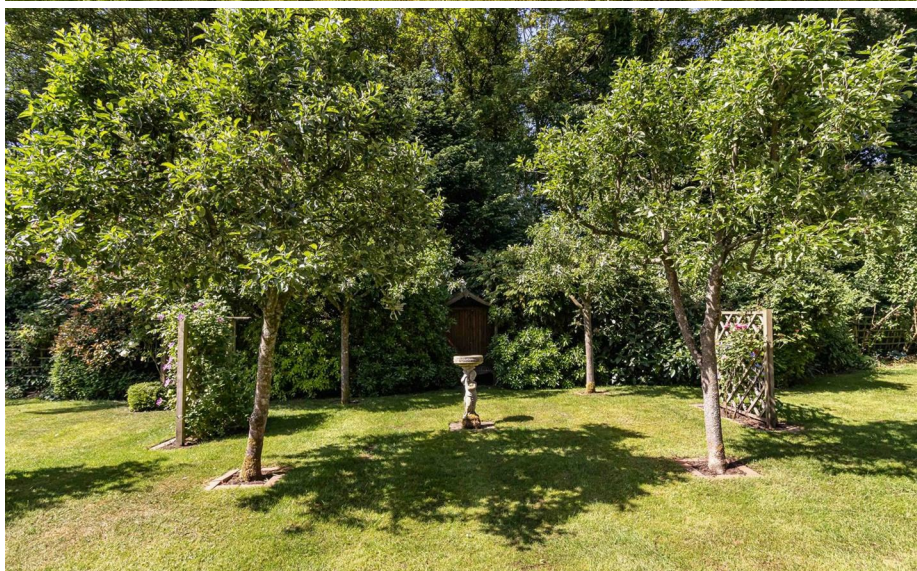
On the other side of the lane there is a 5-bar gate leading to the paddock which is laid to grass and bordered by a great variety of trees, pollen and nectar strip and hedgerow. The grounds extend in all to just over 3 acres.



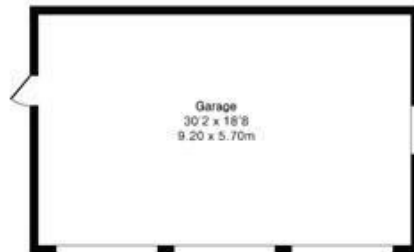
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	54	56
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



Guide Price £1,150,000
 Tenure - Freehold
 Council Tax Band - G
 Local Authority - Breckland Council



Garage Area 564 sq ft – 52 sq m



Garage



For more information on this property please refer to the [Material Information Brochure](#) on our website.

Agents Note: Stamp Duty Land Tax is an additional cost that you must consider. Rates vary according to the type of transaction and your circumstances. Therefore please familiarise yourself with the rates applicable using this link: <https://www.gov.uk/stamp-duty-land-tax/residential-property-rates>.

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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

