

THE STORY OF

The Annexe

Cranworth, Norfolk

SOWERBYS



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The Annexe

Hill Crest Bungalow, Hook Lane,
Cranworth, Thetford, Norfolk IP25 7SZ

Offered Chain Free

Situated on a Private Plot of Just Under a Third of Acre (STMS)

Far-Reaching Field Views to Front

Scope To Modernise and Extend, Subject to Relevant Planning

Quiet and Rural Village Location

Conveniently Located to Dereham and Watton Town Centres

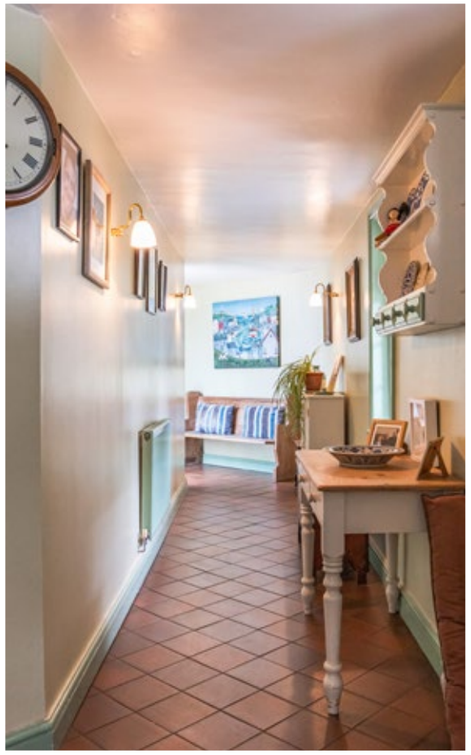
Single Garage and Ample Off-Road Parking

SOWERBYS WATTON OFFICE
01953 884522
watton@sowerbys.com

An excellent opportunity to acquire a one-bedroom link-detached bungalow, set within a private plot of just under one third of an acre in the peaceful rural village of Cranworth. Offered chain free, the property combines generous outside space with far-reaching countryside views and plenty of potential for its next owner to make it their own.

For anyone looking for single-storey living, a quieter pace of life or a home with scope to evolve over time, there is much to consider here. The existing accommodation provides a manageable starting point, while the size of the plot opens up further possibilities for modernisation and extension, subject to the necessary planning consents.

One of the property's greatest assets is undoubtedly its setting. The generous plot provides considerably more outside space than might ordinarily be expected with a home of this size, creating plenty of room for gardening, outdoor dining and simply enjoying the peace and privacy of the surroundings.



















To the front, far-reaching views stretch across the neighbouring fields, reinforcing the property's rural character and bringing a real sense of openness to the setting. It is a place where countryside surrounds you, yet everyday amenities remain within comfortable reach.

Inside, the bungalow would benefit from modernisation, offering the incoming owner the chance to shape the accommodation around their own tastes and requirements. There is also potential to extend the property, subject to planning permission and the usual consents, providing an exciting opportunity for those looking to create a larger or more individual home over time.

A single garage and ample off-road parking add useful practicality, with plenty of space for vehicles and additional storage.

Cranworth is a peaceful Norfolk village surrounded by open countryside, well placed between the market towns of Dereham and Watton. Both offer a good range of shops, schools, healthcare, leisure facilities and everyday services, making this an appealing location for those seeking rural surroundings without feeling disconnected.

Offered chain free, this is a home with plenty of possibilities. Whether enjoyed much as it is, gradually modernised or developed further in the future, the combination of open views, generous grounds and potential to improve makes it an attractive opportunity to create something personal in a wonderfully peaceful setting.

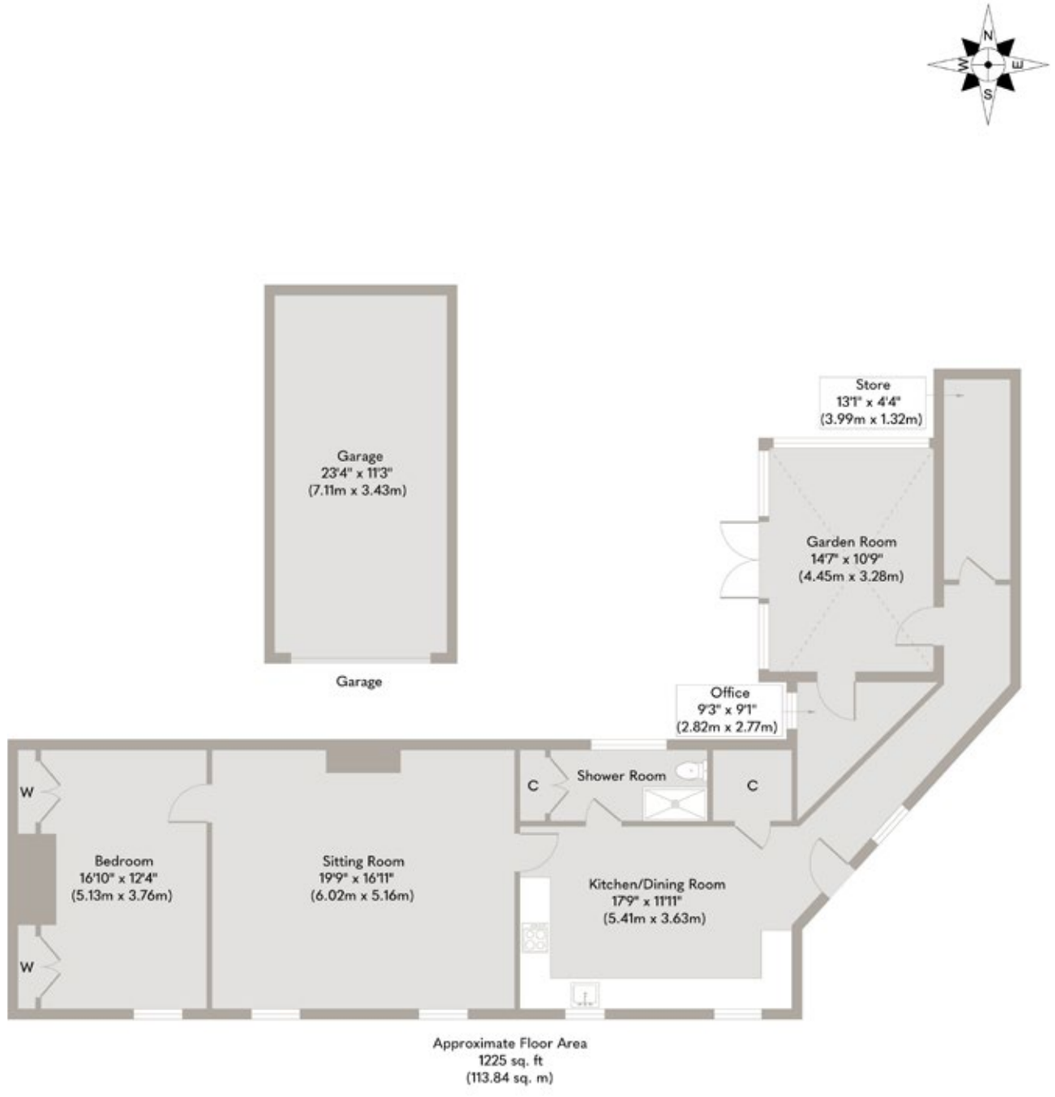












Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Cranworth

SEMI-RURAL PICTURESQUE VILLAGE

Cranworth is a charming and picturesque semi-rural village situated in the heart of Breckland, Norfolk. It offers a tranquil country lifestyle while maintaining convenient access to nearby amenities.

St Mary's Church: At the village's centre stands St Mary's Church, a Grade I listed building with origins dating back to the 13th century. The church has been a center of Christian worship for nearly 1,000 years and is part of the Barnham Broom and Upper Yare Team of Parishes.

Cranworth features a village hall and is home to the Mid Norfolk Smokehouse, a family-run business producing natural oak-smoked foods such as kippers, salmon, mackerel, haddock, kiln salmon, and duck pâté. They also offer fresh fish, including bass and crabs, sourced from sustainable fisheries.

Less than four miles away is the market town of Hingham, known for its Georgian architecture and vibrant community life. Amenities in Hingham include a family butcher, The White Hart Hotel (a boutique hotel and country dining pub), cafés, a library, a primary school, a health centre, a doctor's surgery, a dentist, and frequent bus services connecting to surrounding villages and towns such as Wymondham, Attleborough, Watton, Dereham, and Norwich.

Cranworth's combination of rural charm and proximity to essential services makes it an attractive location for those seeking a peaceful country lifestyle with convenient access to urban amenities









Note from Sowerbys



"With open countryside to the front on a generous plot, this is a home full of possibility in a peaceful Norfolk setting."

SERVICES CONNECTED

Mains electricity. Private water and drainage via septic tank. Oil-fired central heating.

COUNCIL TAX

Band B.

ENERGY EFFICIENCY RATING

F. Ref:- 0126-3967-9200-5026-0204

To retrieve the Energy Performance Certificate for this property please visit https://find-energy-certificate.digital.communities.gov.uk/find-a-certificate/search-by-reference-number and enter in the reference number above. Alternatively, the full certificate can be obtained through Sowerbys.

TENURE

Freehold.

LOCATION

What3words: ///drooling.regulate.disco

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SOWERBYS

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Registered office 23 Tuesday Market Place, King's Lynn, England, PE30 1JJ

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