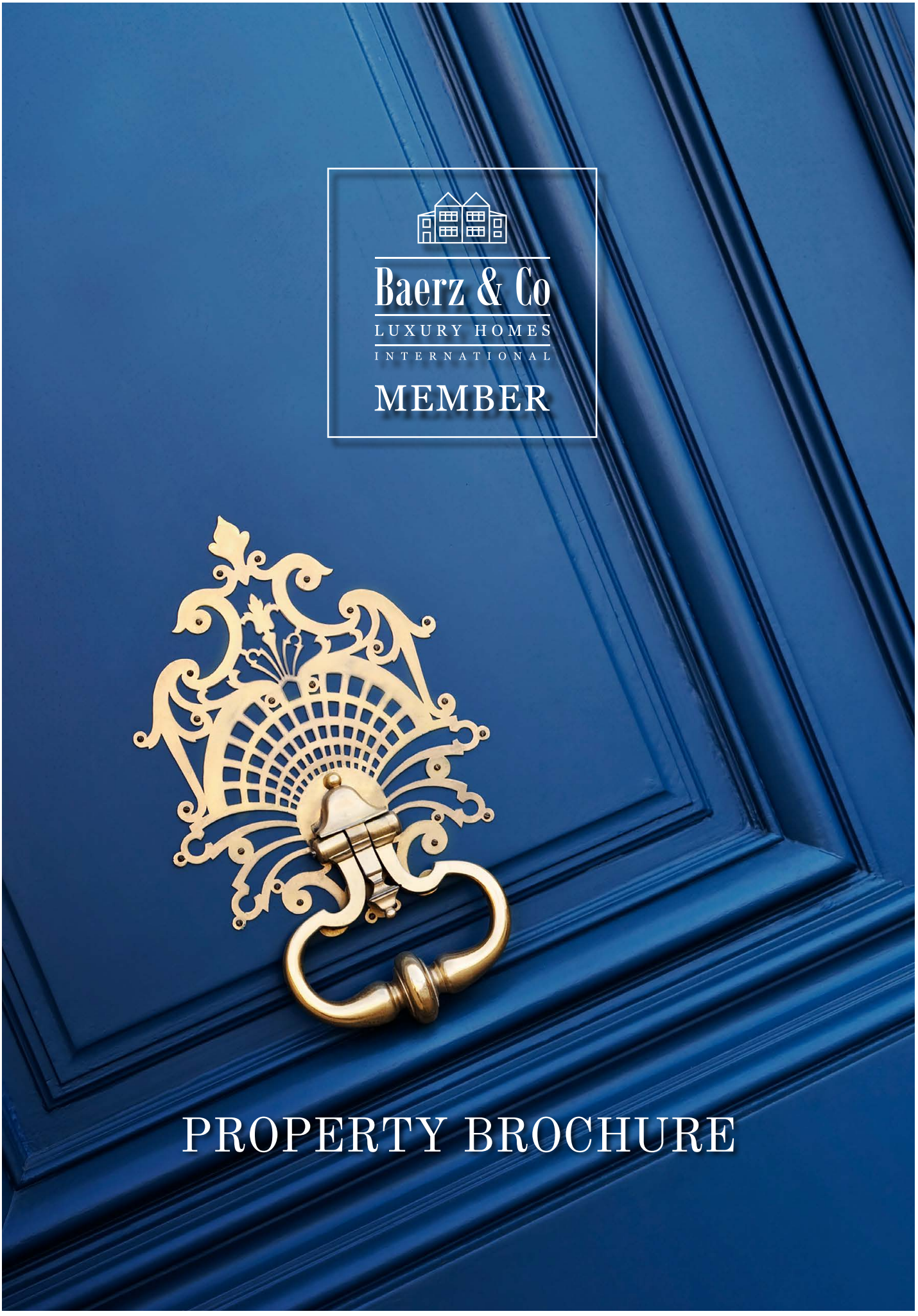

Baerz & Co
LUXURY HOMES
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PROPERTY BROCHURE



HINDELOOPEN

NIEUWSTAD 34 - 8713 JL - NETHERLANDS

€895,000

HINDELOOPEN

NIEUWSTAD 34 - 8713 JL

ASKING PRICE	**€895,000**
Status	beschikbaar
Acceptance	in overleg

CONSTRUCTION

Kind of house	Herenhuis, vrijstaande woning
Building type	bestaande bouw
Construction period	1930
Particulars	monumentaal pand, monument, beschermd stads of dorpsgezicht, erfgoed

SIZES AND LOCATION

Living area	339 m^2
Other indoor space	25 m^2
External storage space	25 m^2
Volume	1453 m^3
Plot size	440 m^2
Location	aan water, aan rustige weg, in centrum, vrij uitzicht, beschutte ligging, aan vaarwater, zeezicht



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HINDELOOPEN

NIEUWSTAD 34 - 8713 JL

LAYOUT

Rooms	6
BedRooms	3
BathRooms	2
Floors	4
Facilities	tv kabel, buitenzonwering, rookkanaal, dakraam, glasvezel kabel, natuurlijke ventilatie

ENERGY

Class	C
Index	
End date	2035-11-12

MISCELLANEOUS

Insulation	dakisolatie, muurisolatie, vloerisolatie, voorzetramen, hr glas
Type of roof	schilddak
Roof materials	pannen, bitumineuze dakbedekking
Inside maintenance	goed
Outside maintenance	goed

C.H.

Heating	cv ketel, gashaard
Boiler type	Nefit Topline
Construction year	2014
Fuel	gas
Ownership	eigendom
Combined boiler	1
Hot water	cv ketel, elektrische boiler eigendom

GARAGE

Type	vrijstaand hout
Facilities	elektra, elektrische deur
Capacity	1
Dimensions	639x391 (25)
Amount	1

GARDEN

Gardens	achtertuin
Total surface	440 m^2
Main garden	achtertuin
Location	zuidoost
Back entrance	1
Dimensions	2000x1500 (300)

PARKING

Facilities	openbaar parkeren, parkeervergunningen, op eigen terrein







HINDELOOPEN

NIEUWSTAD 34 - 8713 JL

DESCRIPTION

EXCEPTIONAL FORMER VICARAGE WITH EXTENDED VIEWS, GARAGE AND PRIVATE MOORING

In the heart of the historic town of Hindeloopen stands this elegant former vicarage. A substantial and distinctive property where historic grandeur and contemporary living comfort come together effortlessly.

The house has been fully restored and modernised under the guidance of an architect specialising in historic and listed buildings. Since then, the property has been meticulously maintained and thoughtfully adapted to modern standards. The result is an exceptionally atmospheric residence offering a surprisingly comfortable living environment.

High ceilings, monumental architectural details, marble floors, authentic shutters and impressive timber roof structures reflect the rich history of the property. At the same time, the house is bright, exceptionally well insulated and equipped with contemporary amenities.

With 339 m^2 of living space, a volume of 1,453 m^3 and a versatile layout, this former vicarage offers generous accommodation for water sports enthusiasts, a family and/or those seeking to combine living and working. The setting is equally remarkable: right in the historic centre of Hindeloopen, with uninterrupted views to the rear, a fully enclosed garden and a private mooring on navigable water. The garage with electric sectional door completes the property.

LAYOUT

GROUND FLOOR

The entrance makes an impressive first impression. From the characteristic central hallway, featuring a beautiful marble floor, the various rooms are accessed.

To the left is the elegant and light-filled sitting room, a generous space in which the authentic features immediately draw the eye. The characteristic shutters, high ornamental ceilings and fireplace create a distinctly historic atmosphere. A particularly charming feature is the raised section above the cellar, where an original box bed has been preserved. This light and versatile area, with its beautiful far-reaching views, is ideally suited as an intimate home office or lounge area.

To the right of the hallway is a generous kitchen and dining area, where the kitchen and dining room naturally flow into one another. The long room is beautifully illuminated by the tall windows, with the kitchen enjoying open views across the garden, the water and the countryside beyond. There is ample space for extensive cooking, while the long dining table provides the perfect setting for relaxed meals and everyday family life. The combination of space, natural light and the direct connection between cooking and dining makes this a particularly inviting living space.

A smaller cellar is accessible directly from the kitchen. Returning to the hallway, there is a guest cloakroom and access to the main cellar.

FIRST FLOOR

The impressive ornamental staircase, finished with a luxurious red runner, leads to the first floor. The generous landing provides access to three bedrooms and two bathrooms.

The master bedroom is exceptionally spacious at approximately 70 m^2 and features a large fitted wardrobe. The en-suite bathroom has recently been renovated and includes a toilet, walk-in shower, double vanity and underfloor heating. The second and third bedrooms are located at the front of the house and each feature a dormer window.

On this floor, the beautiful timber roof structures remain exposed in several places. The combination of generous proportions, natural light and authentic architectural details creates a truly distinctive atmosphere.

SECOND FLOOR

A fixed, easy-to-climb industrial steel staircase leads to the second floor and its open gallery. The roof windows offer beautiful panoramic views across Hindeloopen, creating the feeling of standing in the town's lighthouse itself.

This level offers considerable flexibility and could readily be arranged as one large living or working space, or divided into one or two additional bedrooms. Two large walk-in storage rooms are also located here.

The attractive timber roof structure is also visible on this floor. The roof has been insulated externally.

CELLARS

The property has two separate cellar areas.

The main cellar has full standing height and is ideally suited for use as a wine cellar. The separate utility cellar is generous in size and features the laundry facilities at a comfortable working height.

The smaller cellar is directly accessible from the kitchen.

The dry cellar spaces provide practical storage while also complementing the character and history of this former vicarage.

GARAGE

A generous garage/storage building of approximately 25 m² is situated in the rear garden. It features an electric sectional door and provides space for a car, bicycles, water sports equipment and additional storage. A valuable addition to living in the historic centre of Hindeloopen.

PLOT AND GARDEN

The deep rear garden was completely redesigned in 2024 and is fully enclosed by walls. It provides a private and sheltered outdoor setting with several terraces.

One of the garden's most appealing features is its direct connection to the water. A private mooring is situated along the water's edge, ideal for a sloop or other boat. From here, the waterways of the Frisian lake district are immediately accessible.

The combination of the secluded garden, uninterrupted views and private access to the water makes this outdoor space particularly special.

HINDELOOPEN

Living in Hindeloopen means living in one of Friesland's most distinctive historic towns. This former Eleven Cities town is situated directly on the IJsselmeer and has been a much-loved destination for water sports enthusiasts for generations.

Hindeloopen is renowned for its distinctive culture, traditional costume, decorative painting and historic architecture. At the same time, the town offers a surprisingly good range of amenities, including several restaurants and a lively café and bar. Sports and leisure facilities are also available in Hindeloopen and the surrounding area, including tennis, squash, football, fitness, swimming and golf.

The other characteristic Eleven Cities towns of Workum and Stavoren are close by, while the expansive Frisian countryside and the forests of Gaasterland are also within easy reach.

Transport connections are excellent. Hindeloopen has a railway connection via Sneek to Leeuwarden and is easily accessible by car via the provincial road network, with connections to the A7 and A6 motorways. Sneek can be reached in approximately 25 minutes, Leeuwarden in 45 minutes and Amsterdam in approximately 90 minutes.

KEY FEATURES

* Built according to BAG records in 1930; comprehensively renovated
* Recent energy label C, offering contemporary comfort
* 339 m^2 of living space
* Volume of 1,453 m^3
* Plot of 440 m^2
* Former vicarage with a distinguished historic character
* 3 bedrooms and 2 bathrooms
* Ample potential for additional bedrooms
* Generous sitting room and kitchen/dining area
* 25 m^2 garage/storage building with electric sectional door
* Sheet piling and moorings renewed in 2012

* Rear garden completely redesigned and fully enclosed in 2024
* Uninterrupted views to the rear
* Private mooring on navigable water

DISCLAIMER

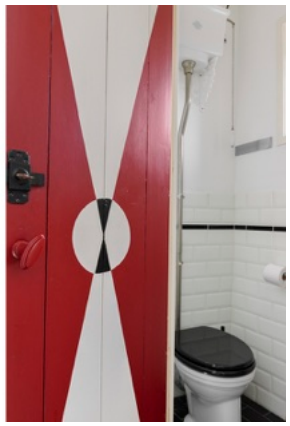
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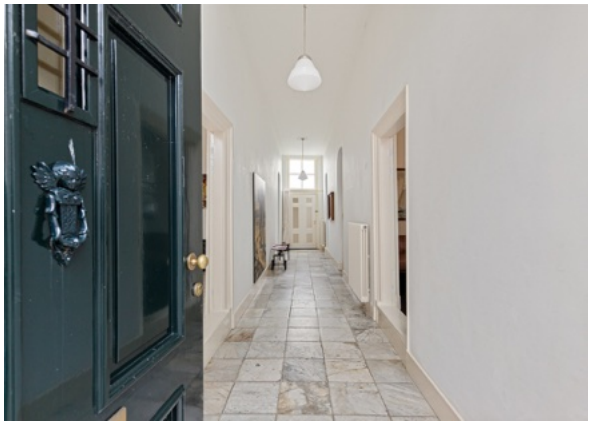
























































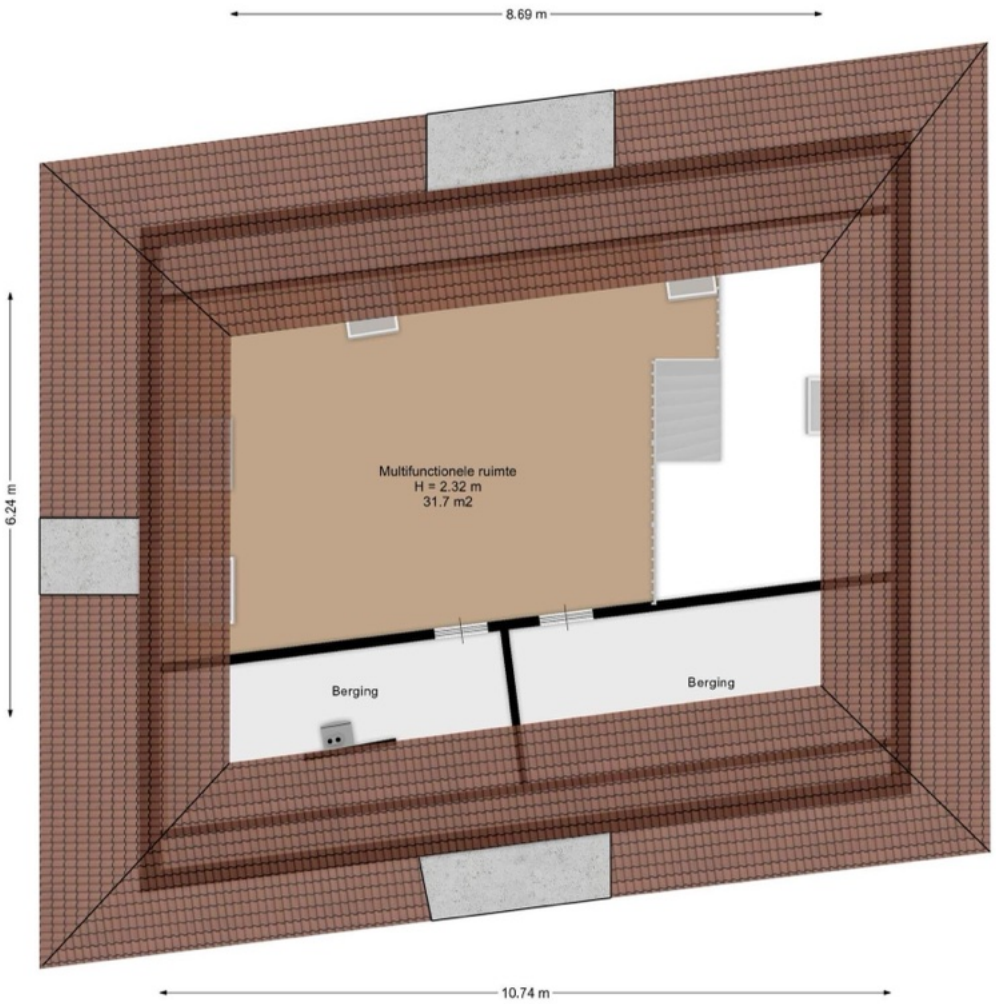
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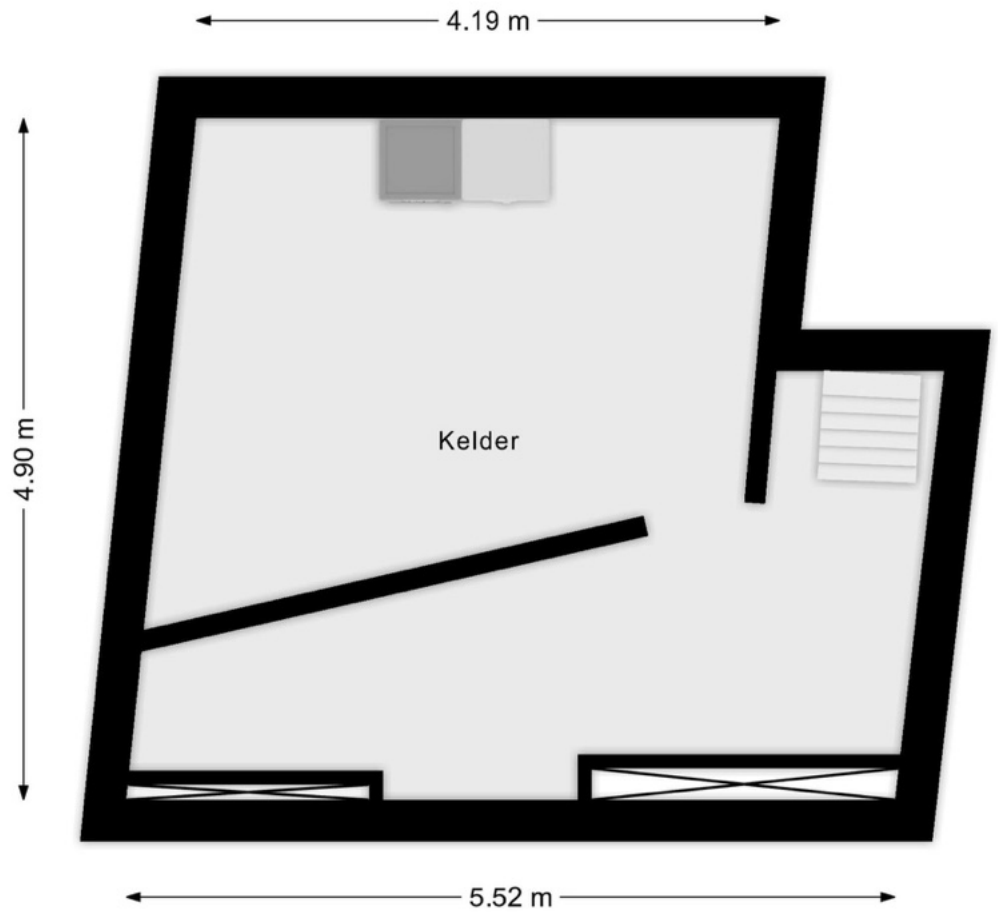
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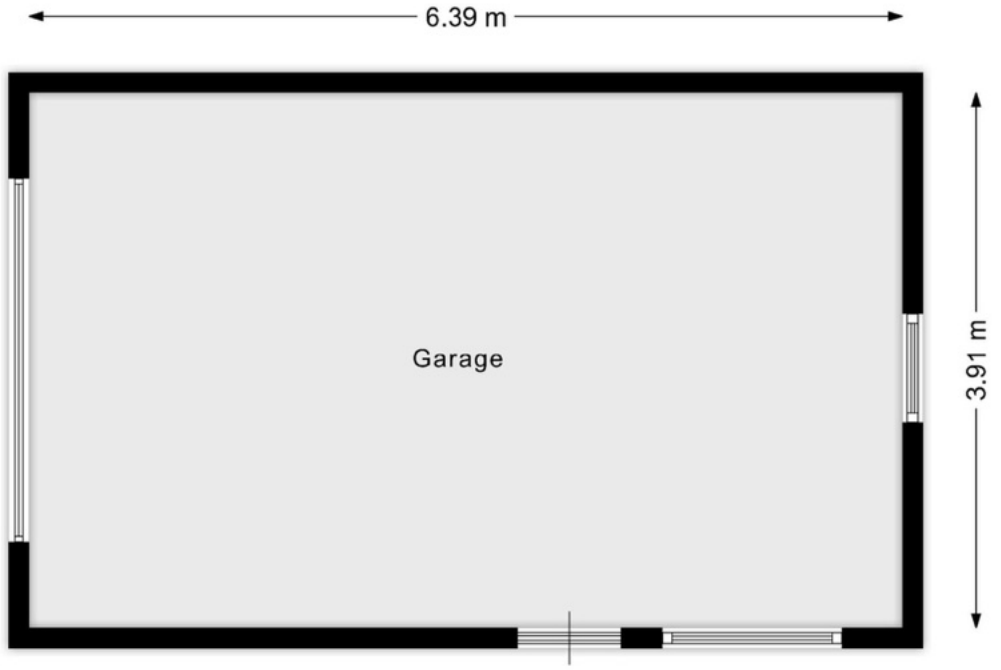
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