



28 Honing Row, Worstead

Offers Over £230,000



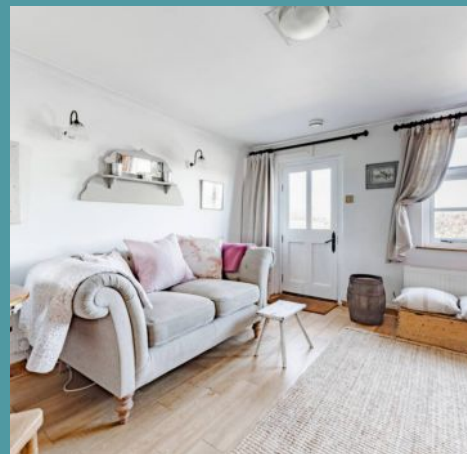
## 28 Honing Row

Worstead, North Walsham

This characterful cottage down Honing Row occupies a desirable position in the sought-after village of Worstead, with uninterrupted countryside views to the front and a beautifully maintained, cottage-style garden to the rear. Believed to have dated back to the late 1800s, this former farmworker's cottage has been lovingly restored over the years, blending cosy comfort with a wealth of original, traditional features. Full of charm and individuality, it's the perfect home for anyone dreaming of a picture-perfect country cottage.

### Location

Worstead is a picturesque village located in the county of Norfolk. Positioned between the market towns of North Walsham and Stalham, it lies just a few miles from the Norfolk Broads, offering easy access to the region's famous waterways and natural beauty. The village is approximately 15 miles north of the city of Norwich, making it well-connected while retaining its peaceful rural charm. Surrounded by open countryside and farmland, Worstead is known for its historic architecture, including the impressive 14th-century St. Mary's Church, and for its legacy in the weaving industry, from which the famous "Worsted" cloth takes its name.







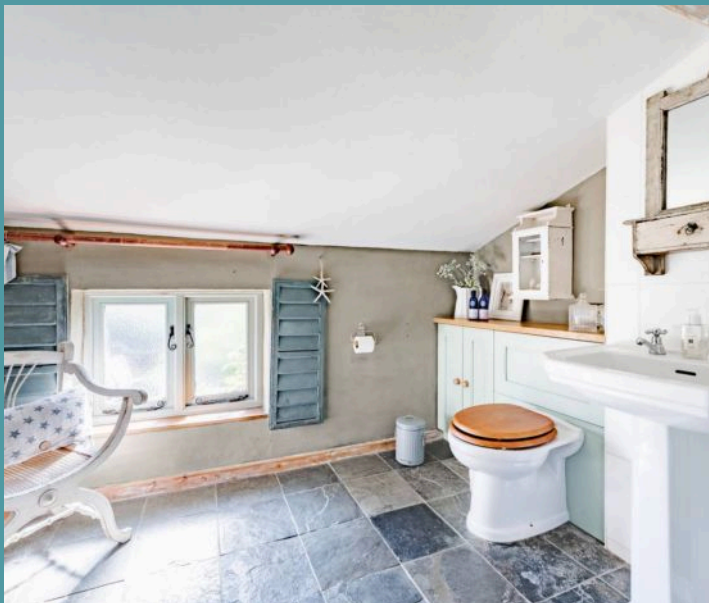
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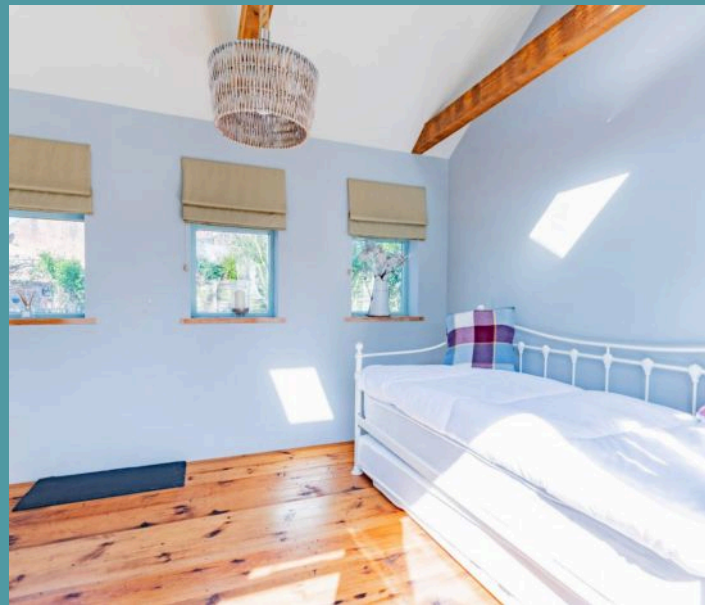
Enter the beautiful cottage, where you are greeted by a welcoming sitting room that serves as the heart of the home. The room is accentuated by a charming wood burning stove, creating a warm and inviting atmosphere, ideal for relaxation and entertaining. The farmhouse-style kitchen flaunts both wall and base units, a Rangemaster oven, and a large cupboard for storage, to be able to cook your favourite meals.

Ascending the stairs, you will find a spacious double bedroom bathed in natural light, offering the utmost comfort and privacy. The adjacent shower room features a luxury three-piece suite, for convenience and ease.

One of the highlights of this home is the extensive enclosed garden that is predominately laid to lawn, with planted beds and mature trees. Showcasing several seating areas where you can enjoy the fresh country air. The addition of a timber storage shed provides ample space for tools and outdoor equipment. Furthermore, a detached outbuilding presents a versatile space that can be transformed into a home office, additional accommodation, or a serene garden room, depending on your own preferences.







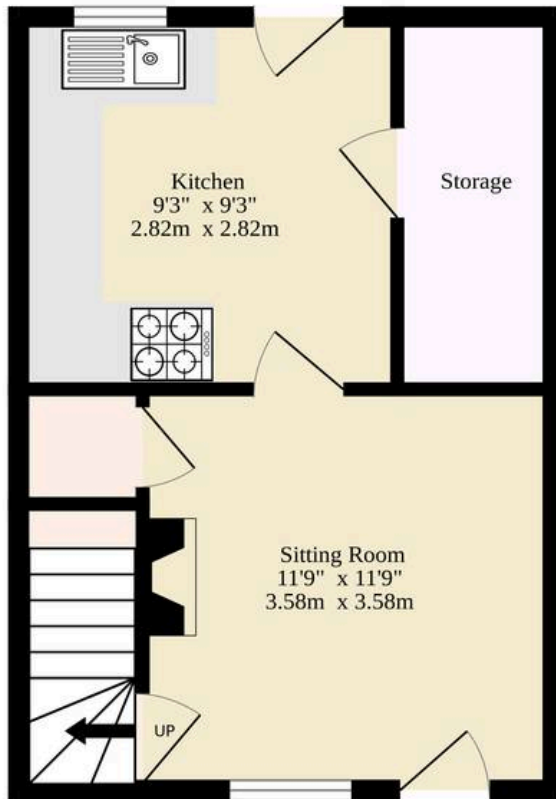
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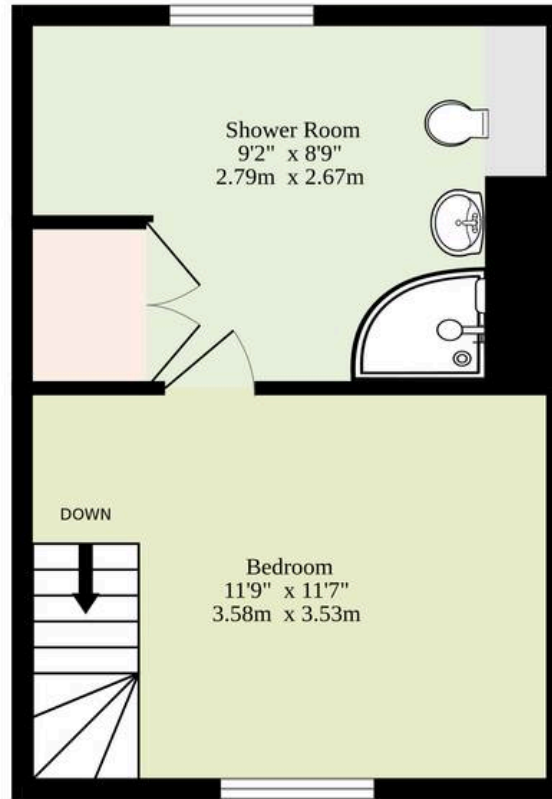
- Believed to have been built in the late 1800's as a Farmworkers Cottage in Norfolk village of Worstead, overlooking country fields
- Perfect first home or investment purchase
- Comfortable sitting room accentuated by a charming wood burning stove, inviting relaxation and entertaining
- Farmhouse-style kitchen with wall and base units, a Rangemaster oven and a large cupboard for storage
- Double bedroom that is filled with natural light
- Shower room comprising of a three piece suite
- Extensive enclosed garden that is beautifully maintained, with several seating areas and the addition of a timber storage shed
- Detached outbuilding with the option to be a home office, accommodation or a garden room
- Off-road parking
- Close to local shops, a church, bus routes and a school



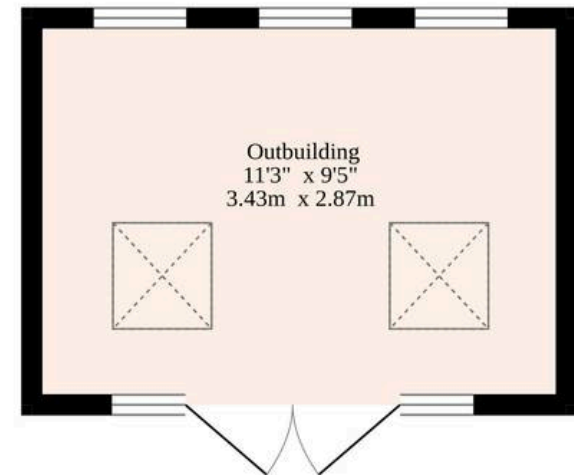
Ground Floor  
258 sq.ft. (24.0 sq.m.) approx.



1st Floor  
221 sq.ft. (20.5 sq.m.) approx.



Outbuilding  
105 sq.ft. (9.8 sq.m.) approx.



Sqft Includes The Outbuilding

**TOTAL FLOOR AREA : 584 sq.ft. (54.3 sq.m.) approx.**

Whilst every attempt has been made to ensure the accuracy of the floorplan 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. 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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