



24 Mill Hill, Horning

Norwich



Minors & Brady

24 Mill Hill

Horning, Norwich

Proudly positioned in the Norfolk Broads village of Horning, this substantial semi-detached home offers exceptional versatility. Behind its welcoming entrance lies a spacious L-shaped sitting and dining room with a cosy wood-burner, a flexible garden room, and a well-equipped kitchen with utility. Five double bedrooms, including a private en-suite to the principal, plus bathrooms and WCs on each floor, provide comfort for family living. A self-contained ground-floor annex, with its own lounge, kitchen, bedroom, and private garden, offers ideal accommodation for guests or multigenerational needs. A low-maintenance courtyard, ample parking, and thoughtful storage complete a property designed for relaxed entertaining and easy Norfolk living.



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Horning, Norwich

- Substantial semi-detached residence positioned in the Norfolk village of Horning
- Self-contained annex showcasing a spacious lounge/dining room, a modern kitchen, a double bedroom and a private en-suite
- L-shaped sitting/dining room accentuated by a wood burner, inviting relaxation and entertaining
- Flexible garden room with the option to be a snug, playroom or a home office
- Kitchen fitted with wall and base cabinetry, a range-style cooker, space for appliances and a functional utility room
- Five double bedrooms with built-in storage, a private en-suite, a family bathroom and a WC on each floor
- The main residence and the annex have private, low-maintenance gardens that are predominantly patio, with a summerhouse and a large shed/workshop
- Gated access to a brick-weave driveway providing off-road parking, along with an additional storage shed
- Close to local shops, schools, healthcare facilities and transport links



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Location

Mill Hill is a quiet residential lane on the western side of Horning, a picturesque Broads village set beside the River Bure and surrounded by the Norfolk Broads National Park. From here it's only a short stroll to the river and public moorings, making it ideal for boating, paddle-boarding, or simply enjoying waterside walks. The village centre offers a surprising range of everyday amenities for its size: a convenience store for groceries, a well-stocked deli and café, a Post Office counter, a butcher, and several gift and craft shops. Dining options include traditional pubs with riverside beer gardens, a popular tearoom overlooking the water, and seasonal fish-and-chip takeaways. Residents also have a choice of community facilities such as the parish hall, playing fields, and a small marina for boat hire and repairs. For larger supermarkets, garden centres, and broader retail, the neighbouring hub of Hoveton and Wroxham is about ten minutes by car.

Horning Community Primary School sits within walking distance, and school buses link to Broadland High and other secondary schools in the area. Healthcare needs are met by GP and dental surgeries and a pharmacy in Hoveton, while the Norfolk and Norwich University Hospital provides comprehensive care roughly half an hour away. Transport connections remain convenient despite the peaceful setting: the A1062 leads quickly to Wroxham and onward to the A1151 for Norwich, local buses run through the village, and Hoveton & Wroxham railway station, around three miles from Mill Hill—offers regular services to Norwich, Cromer, and the North Norfolk coast.



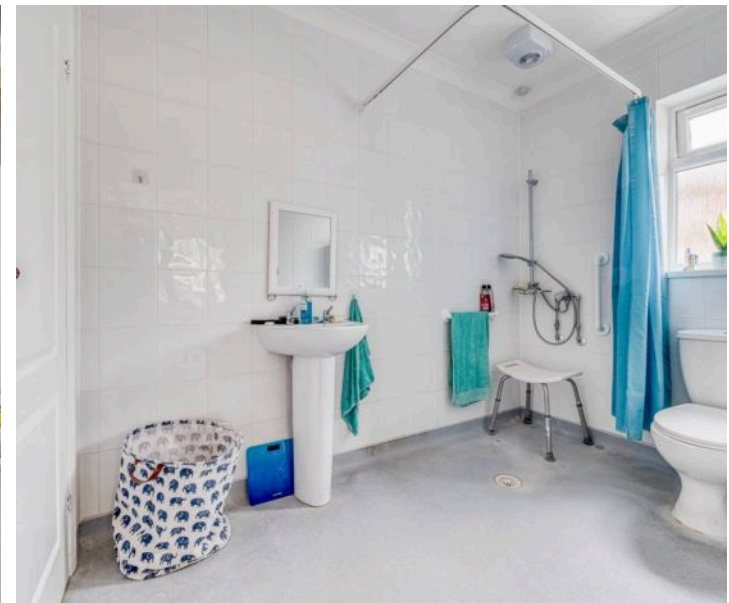
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A welcoming entrance hall, complete with a convenient ground-floor WC, sets the tone for the home's warm and practical design. The generous L-shaped sitting and dining room forms the heart of the house, where a charming wood-burner creates a cosy atmosphere, perfect for relaxed evenings or lively gatherings. Beyond, a flexible garden room provides a light-filled space that can easily transform into a snug, a playroom, or an inspiring home office.

The well-appointed kitchen is fitted with classic wall and base cabinetry, a range-style cooker, and ample space for appliances, complemented by a functional utility room for additional storage and laundry appliances. Upstairs, five double bedrooms each feature built-in storage, with the ground floor principal bedroom enjoying a private en-suite. A modern family bathroom and a WC on each floor add to the home's thoughtful layout, ensuring convenience for all.

Ideal for multigenerational living or guests, the self-contained ground-floor annex offers complete independence. This charming space includes a spacious lounge/dining room with its own wood-burner, a modern kitchen with integrated oven and appliance spaces, a comfortable double bedroom and a private en-suite wet room. The annex enjoys its own low-maintenance garden, predominantly laid to patio and complemented by a summerhouse and a large shed/workshop —perfect for hobbies or extra storage.



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The main residence enjoys a separate, courtyard garden, also designed for easy care, where you can relax in the afternoon sunshine, host summer barbecues, or place garden equipment for children. At the front of the residence is gated access leads to a brick-weave driveway providing off-road parking, along with an additional storage shed.

Combining village charm with flexible modern living, this Horning home promises a relaxed Norfolk lifestyle, ideal for families, those seeking space to entertain, or anyone looking to enjoy the beauty of the Broads right on their doorstep.

Agents note

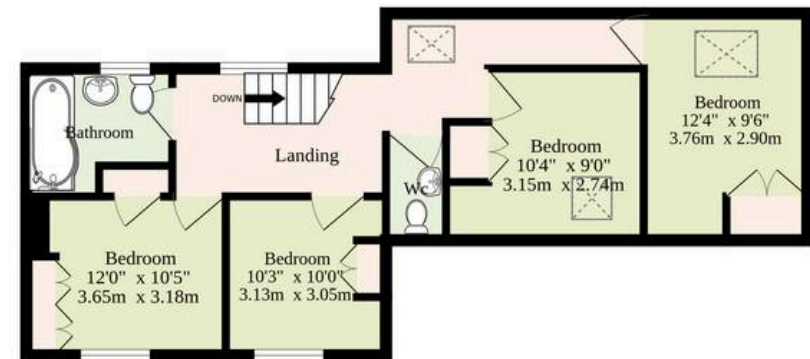
Freehold



Ground Floor
1679 sq.ft. (156.0 sq.m.) approx.



1st Floor
667 sq.ft. (62.0 sq.m.) approx.



TOTAL FLOOR AREA : 2347 sq.ft. (218.0 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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