



73 Lower Street, Horning

Norwich



Guide Price
Minors & Brady

73 Lower Street

At the heart of Horning's picture-perfect village, this home feels like a hidden treasure waiting to be discovered. Sunlight pours into the living spaces, filling them with warmth and life from morning to evening. Step out onto the private sun terrace and catch glimpses of the river winding through the village, or linger on the garden terraces as the day drifts into golden light. The spaces inside are full of character and personality, inviting you to relax, entertain, and make memories. A charming summer house and split-level garden offer the perfect spots for quiet mornings, laughter with friends, or simply watching the rooftops glow in the sunset. With the option of a separate mooring, the river becomes an extension of your home, ready for boating adventures or peaceful evenings by the water. This is a place where everyday life feels special, and every corner holds a moment to enjoy the rhythm and beauty of village riverside living.

- Detached village home with versatile living spaces suitable for permanent or holiday use
- Beautifully re-styled interiors with individual character and thoughtful finishes
- Bright and airy living room filled with natural light
- Kitchen and dining area designed for both everyday living and entertaining
- Master bedroom with private sun terrace and river glimpses
- Two additional bedrooms offering flexibility for family, guests, or home office
- Modern shower room and fully appointed family bathroom
- South-facing split-level garden with terraces, decking, and summer house
- Brick weave driveway with double gates leading to secure standing area
- Option to purchase a separate mooring, ideal for boating and riverside lifestyle





M&B

73 Lower Street

Horning, Norwich

The Location

Lower Street in Horning lies at the heart of a sought-after Broadland village, celebrated for its riverside position and lively boating community. Residents enjoy a selection of waterside pubs, cafés, and restaurants, including the renowned Swan Inn Horning, known for its excellent food, along with convenience shops and local services within easy reach.

The River Bure provides direct access to the Norfolk Broads, making it a popular destination for sailing and leisure activities. Horning also benefits from regular public transport links, nearby schools, and good road connections to Wroxham, Norwich, and the Norfolk coast. A short drive takes you into nearby Hoveton and Reydon, offering additional amenities, shops, and dining options.

The village hosts seasonal events and regattas that draw visitors from far and wide, adding to its appeal. Scenic walking and cycling routes are close at hand, offering opportunities to explore the surrounding countryside. For those seeking a balance between village charm and accessibility, Horning delivers both lifestyle and convenience.



M&B

73 Lower Street

Horning, Norwich

Lower Street, Horning

Tucked away in the heart of Horning's picturesque village centre, this delightful detached home offers a truly beautiful riverside lifestyle. Beautifully reimaged and enhanced by the current owners, the property exudes character and warmth while providing versatile living spaces that can be enjoyed as a permanent residence or a holiday retreat.

Inside, a welcoming hallway leads to a bright and airy living room, filled with light and offering a sense of calm and comfort. The heart of the home is the kitchen and dining area, designed for both everyday living and relaxed entertaining, while a handy store room and a modern shower room complete the ground floor accommodation. Every space has been thoughtfully finished, creating a home that feels both individual and inviting.

Upstairs, the master bedroom is a true sanctuary, opening onto a private sun terrace. From here, you can enjoy charming glimpses of the river and the village beyond, watching the light play across the rooftops and water as the day unfolds.

Two further bedrooms provide flexibility for family, guests, or a home office, accompanied by a beautifully appointed bathroom that continues the home's sense of calm and comfort.



73 Lower Street

Horning, Norwich

The outdoor space is equally captivating. A brick weave driveway leads through double gates to a secure standing area, while a rear courtyard flows onto a split-level, south-facing garden. Terraces and decking provide the perfect setting for al fresco dining or relaxing in the sunshine and a quaint summer house.

From here, sweeping views over the rooftops extend toward the river and the distant horizon, offering a sense of serenity and connection to the natural surroundings.

For those with a love of the water, there is the added option to purchase a separate mooring, allowing you to fully embrace the quintessential Horning lifestyle. Combining charm, thoughtful design, and idyllic outdoor spaces, this home is a rare find that perfectly captures the essence of village riverside living.

Agents Note

This property will be sold freehold.

Connected to mains water, electricity, gas and drainage.

There is a fire escape adjacent to the neighbouring driveway.

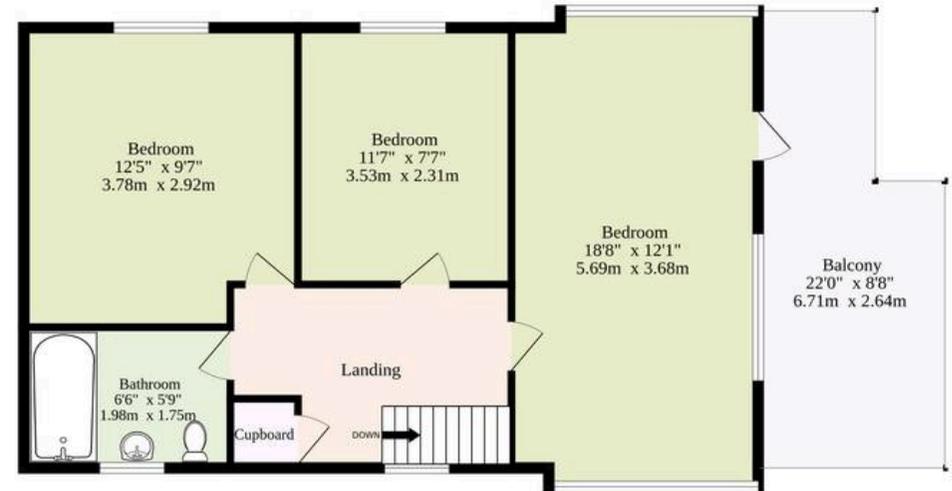


M&B

Ground Floor
659 sq.ft. (61.2 sq.m.) approx.



1st Floor
549 sq.ft. (51.0 sq.m.) approx.



Not Including Carport & Balcony

TOTAL FLOOR AREA : 1208 sq.ft. (112.2 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.

Made with Metropix ©2026

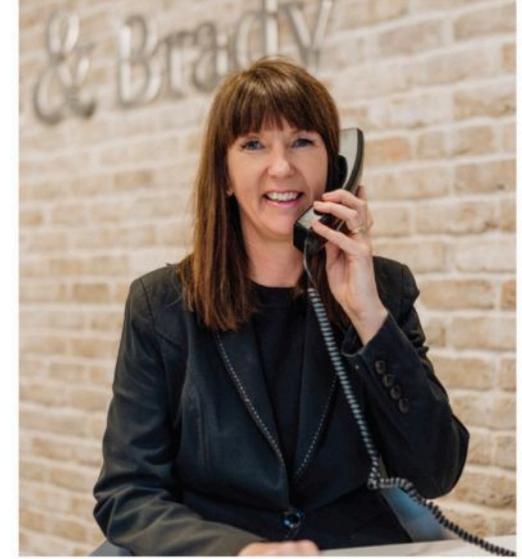
Dreaming of this home? Let's make it a *reality*



Meet *Abi*
Branch Partner



Meet *Karol*
Property Valuer



Meet *Claire*
Aftersales Team Leader

Minors & Brady
Your home, our market



wroxham@minorsandbrady.co.uk



01603 783088



6 Church Road, Wroxham, Norwich, NR12 8UG

CAISTER-ON-SEA | DEREHAM | DISS | NORWICH | OULTON BROAD | WROXHAM



How can we support

- ✓ Residential Mortgages
- ✓ Protection & Insurance
- ✓ Buy-to-let (personal and limited company)



Matt Waters
Senior Mortgage
and Protection Advisor



Victoria Payne
Mortgage and
Protection Advisor

Scan to book your
appointment today



T: 01692 531372

E: enquiries@norfolk-mortgages.co.uk