



# Knight Cottage East Ruston Road, Honing

North Walsham



Minors & Brady

# Knight Cottage East Ruston Road

Honing, North Walsham

Knight Cottage presents a rare opportunity to own a home where heritage and modern comfort sit effortlessly side by side. Originally a village school, the property has been thoughtfully reimagined to create a warm and inviting living space with a strong sense of identity. Every aspect of the home reflects a careful eye for detail, from its cohesive exterior styling to the characterful features carried throughout the interior. The layout is both practical and sociable, perfectly suited to contemporary living while retaining a distinct sense of charm. Light-filled spaces and well-proportioned rooms create an easy, natural flow, enhancing the overall feeling of comfort. Outside, the setting is equally appealing, offering privacy, greenery, and versatile spaces to enjoy throughout the year. Altogether, this is a home that feels both unique and effortlessly liveable, with a story woven into every corner.

- Beautifully converted former village school with unique heritage
- Character features including exposed beams and vaulted ceilings
- Spacious open-plan lounge diner with log burner
- Stylish shaker-style kitchen with ample worktop space
- Two well-proportioned bedrooms with natural light
- Modern shower room with contemporary fittings
- Private, landscaped cottage-style rear garden
- Fully equipped garden studio ideal for home working
- Garage with power, lighting, and electric roller door
- Driveway plus additional rear parking for convenience



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## The Location

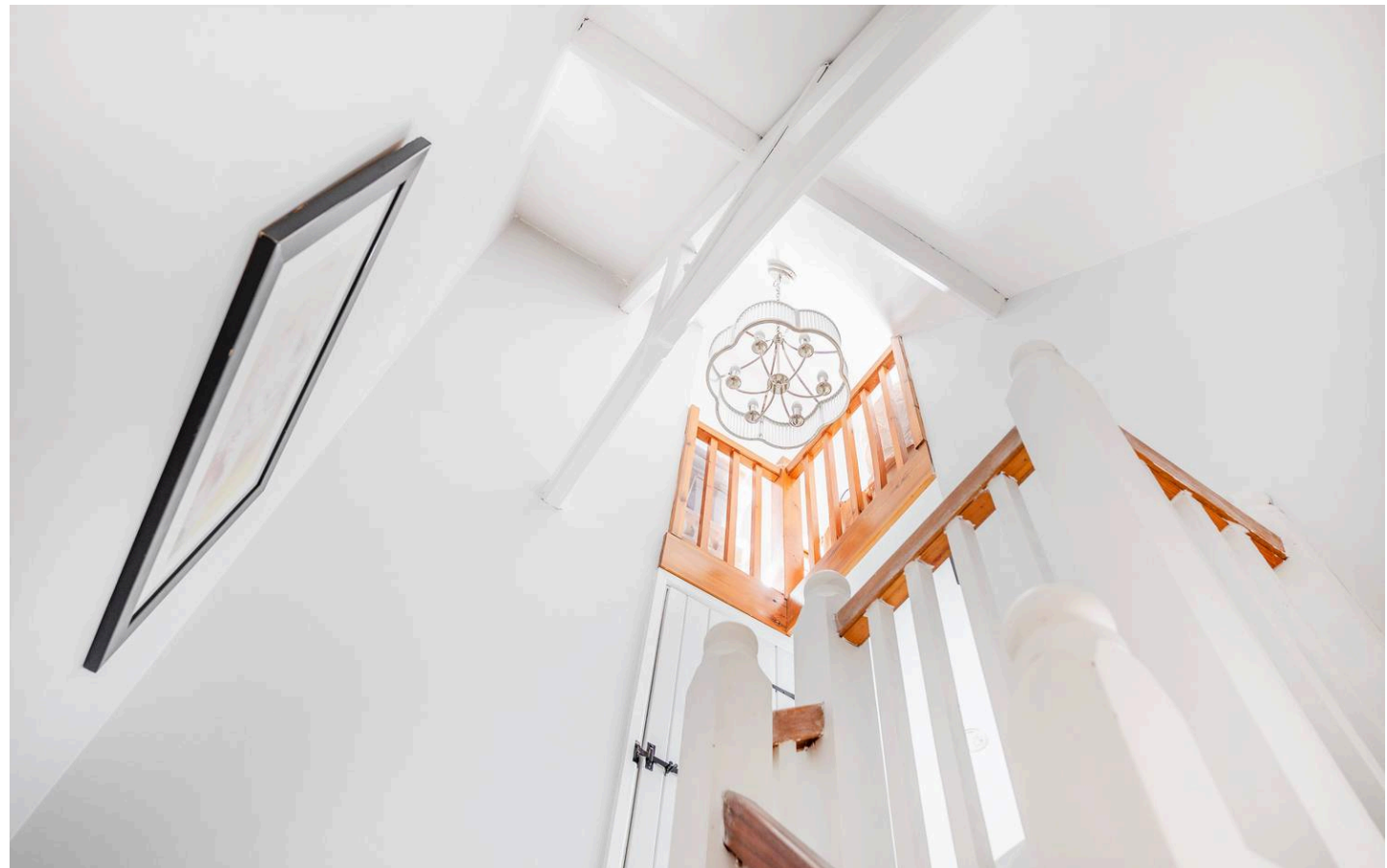
East Ruston Road forms the central thoroughfare of Honing, a charming village and civil parish in Norfolk that retains a strong sense of community. Running through the heart of the village, it links many of Honing's key features, including the historic parish church, which hosts regular services and village events, and the nearby village hall, a hub for clubs, meetings, and seasonal activities.

The surrounding area is characterised by open countryside, giving the road a rural feel while still providing practical connectivity.

With North Walsham only a short drive away, residents benefit from a wider range of everyday amenities, including supermarkets, independent shops, cafés, and healthcare services. The town also offers both primary and secondary schooling, making the location convenient for families.

Transport links are straightforward, with Worstead railway station providing services to Norwich in around 20 minutes, while local road connections make it easy to reach surrounding towns and villages.

Bus routes also serve the area, linking Honing with North Walsham and neighbouring communities. For those who enjoy the coast, Happisburgh is within easy driving distance, known for its lighthouse, beaches, and coastal walks.



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## East Ruston Road, Honing

Set within a picturesque countryside setting, this beautifully converted former village school, now known as *Knight Cottage*, offers a home rich in history, character and carefully considered detail.

A charming wall plaque proudly displays the cottage's name, hinting at its heritage while setting the tone for what lies beyond.

From the outside, the property immediately feels cohesive and thoughtfully styled. The front door and garage door are both painted in a soft, light green hue, echoed by matching cladding around an upper window and even the garden outbuildings. This subtle consistency ties the exterior together beautifully, giving the cottage a distinctive yet understated identity within its peaceful rural surroundings.

A driveway, garage to the front, and additional parking to the rear ensure practicality matches the charm.

Stepping inside, the entrance hall offers a warm welcome, introducing the character that flows throughout the home. Just off the hallway, a practical pantry/utility room keeps everyday essentials neatly tucked away.

The kitchen is fitted in a timeless shaker style, with a range of base and wall units complemented by generous worktop space. Space for appliances and a freestanding electric double oven make this both a functional and inviting space. Natural light filters through the front-facing window, enhancing the room's calm and homely feel.



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To the rear, the lounge diner forms the true heart of the home. This generous open-plan space is full of atmosphere, centred around a log burner set within a chimney breast painted in a rich, earthy green, an accent that perfectly suits the room and adds depth without overwhelming the overall palette. There is ample space for both relaxing and dining, while doors and windows open directly onto the garden, creating a seamless connection between inside and out.

A staircase rises from here, with a cleverly designed understairs area offering additional storage or a compact workspace.

Throughout the cottage, the décor has been carefully balanced to honour its heritage while embracing a modern, timeless aesthetic. Exposed beams have been thoughtfully integrated into a largely neutral scheme, with the occasional pop of colour adding personality without detracting from the sense of calm and cohesion.

Upstairs, the landing impresses with its vaulted ceiling and exposed beams, enhancing the feeling of space and light. Bedroom one is a particularly characterful room, featuring built-in storage, partially vaulted ceilings, and Velux windows that flood the space with natural light. A ladder leads to an अतिरिक्त attic area, offering further versatility. Bedroom two continues the theme with exposed beams and enjoys pleasant rural views to the front.



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The shower room is well-appointed with a modern suite, including a glazed shower enclosure, vanity unit, and WC, along with a heated towel rail for added comfort.

Outside, the rear garden is a true cottage garden, private, established, and thoughtfully landscaped. A framed lawn is bordered by mature shrubs and planting, with a paved patio area providing ideal spots for relaxing or entertaining.

A shed, finished in the same signature green hue, complements the overall aesthetic, while a fully equipped garden studio offers an excellent work-from-home setup, something the current owners have incorporated seamlessly into daily life.

Gated rear access leads to additional parking. To the front, a shingled garden leads to a brick-built garage complete with power, lighting, and an electric roller door. Knight Cottage is a home that effortlessly blends its historic origins with modern living, full of charm, individuality, and thoughtful design touches that make it truly one of a kind.

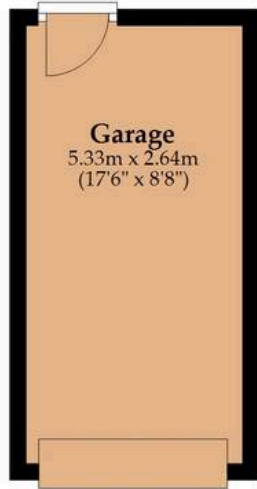
## Agents Note

This property will be sold freehold.

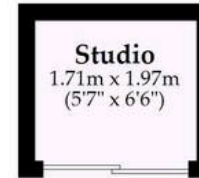
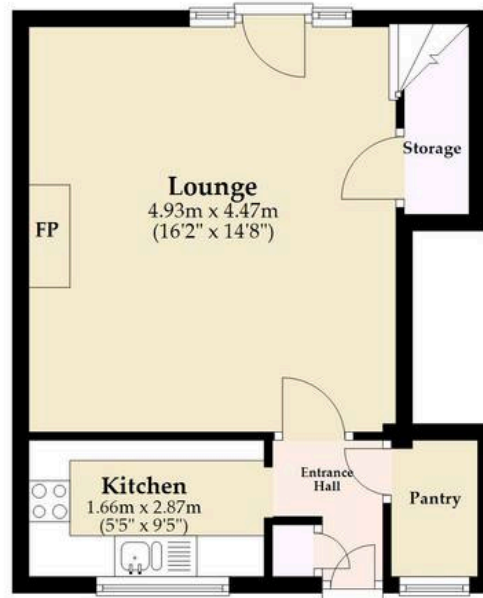
This property is equipped with a septic tank.

Heating is provided by electric radiators and a multi-fuel stove.

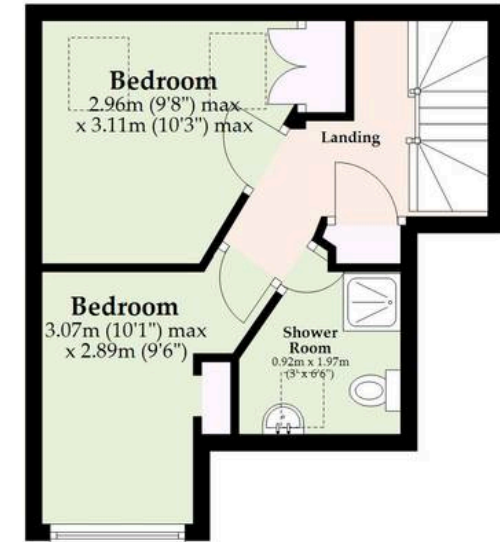




**Ground Floor**  
Approx. 51.0 sq. metres (549.3 sq. feet)



**First Floor**  
Approx. 26.5 sq. metres (285.6 sq. feet)



**Second Floor**  
Approx. 4.1 sq. metres (44.3 sq. feet)



**Total area: approx. 81.7 sq. metres (879.2 sq. feet)**

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.

Plan produced using PlanUp.

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



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