



4 New Barn Cottages Honing Road, Dilham

North Walsham



Minors & Brady

# 4 New Barn Cottages Honing Road

Dilham, North Walsham

A surprisingly spacious and practical home offering flexible living space, energy-efficient features, and excellent everyday convenience. Inside, the property benefits from two separate reception rooms, creating adaptable areas for both relaxing and dining, with one enjoying direct access to the garden. The open-plan kitchen is naturally bright and is further complemented by a useful utility room for added practicality. Upstairs, two well-proportioned double bedrooms include a principal room with ensuite facilities. Outside, the rear garden features a dedicated BBQ area, providing an enjoyable setting for outdoor entertaining and warmer evenings. Conveniently located close to local amenities, schools, and rail links to Norwich and Cromer, this home combines comfort, functionality, and accessibility.

- Spacious two-bedroom terraced home offering flexible and practical living accommodation
- Two separate reception rooms providing versatile space for both living and dining
- Characterful fireplace creating a cosy focal point within the main reception room
- Rear reception room enjoying direct access out to the garden area
- Bright kitchen with ample natural light and adjoining utility space
- Two well-proportioned double bedrooms suitable for a range of buyers
- Principal bedroom benefiting from convenient ensuite facilities
- Enclosed rear garden complete with a dedicated BBQ area for outdoor entertaining
- Energy-saving solar panels installed alongside convenient access to shops, schools, and rail links



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## The Location

Located within the peaceful Norfolk village of Dilham, the area offers an attractive rural setting surrounded by open countryside and the natural beauty for which the region is so well known. Ideal for those seeking a quieter pace of life, Dilham enjoys a charming village atmosphere while still remaining well connected to nearby towns and amenities.

The village itself is steeped in character and is particularly well known for its connection to the Norfolk Broads, with nearby waterways and scenic walking routes contributing to the area's relaxed and picturesque appeal. The surrounding countryside provides excellent opportunities for walking, cycling, and enjoying the outdoors, making it especially appealing for nature lovers and those looking to embrace village living.

Just a short drive away is Wroxham, widely regarded as the capital of the Norfolk Broads, offering boating opportunities, waterside cafés, independent shops, and access to the wider Broads network. The nearby market towns of North Walsham and Stalham provide a useful range of everyday amenities including supermarkets, schools, healthcare services, pubs, and restaurants.

For those looking to explore further afield, the stunning Norfolk coastline is within easy reach, offering beautiful sandy beaches and coastal walks, while the city of Norwich provides an extensive selection of shopping, dining, entertainment, and transport connections.



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## 4 New Barn Cottages Honing Road

### New Barn Cottages, Dilham

This two-bedroom terraced home offers a practical and comfortable layout, making it well suited to first-time buyers, downsizers, or those looking for a conveniently located property in North Walsham.

The ground floor features two separate reception rooms, creating flexible living and dining space. One room is centred around a fireplace, adding character and warmth, while the second enjoys views over the garden with direct access outside, allowing for an easy connection to the outdoor space.

The kitchen provides a bright and functional area with space for everyday cooking and storage, complemented further by a useful utility room for additional practicality.

Upstairs, the property offers two well-proportioned double bedrooms, including a principal bedroom with ensuite facilities. The ensuite/main shower room is fitted with a heated towel rail, adding extra comfort to the home.

Outside, the rear garden provides an enjoyable space for relaxing or entertaining, complete with a dedicated BBQ area ideal for outdoor dining during the warmer months.

Further benefits include energy-saving solar panels, along with a convenient location close to schools, local amenities, and rail links to both Norwich and Cromer.

### Agents Note

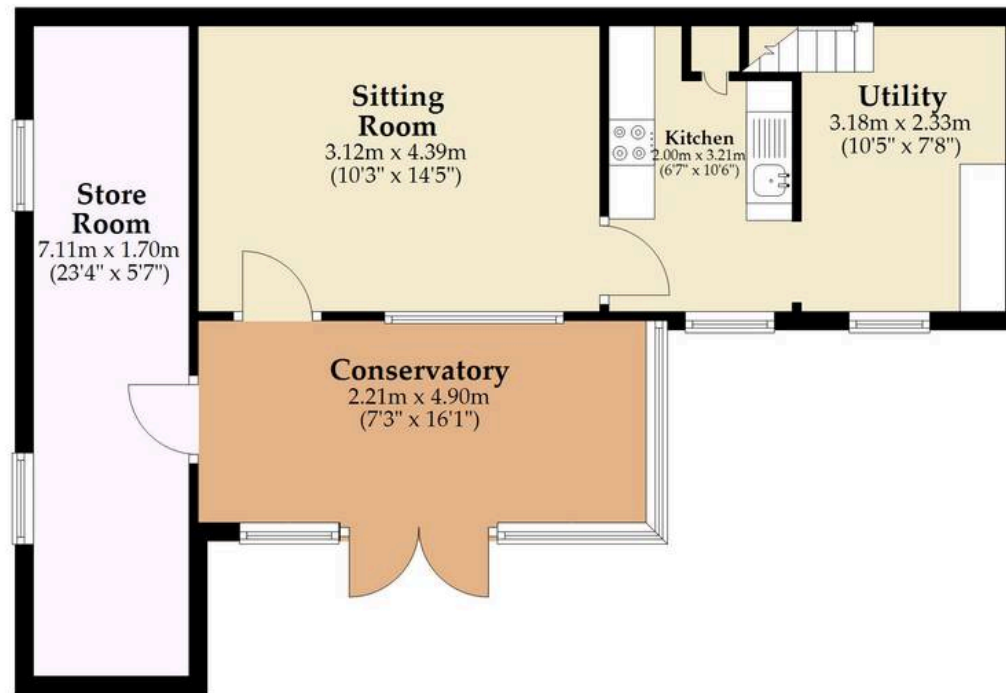
This property will be sold freehold.

Connected to air-source heat pump, septic tank, mains water and electricity.



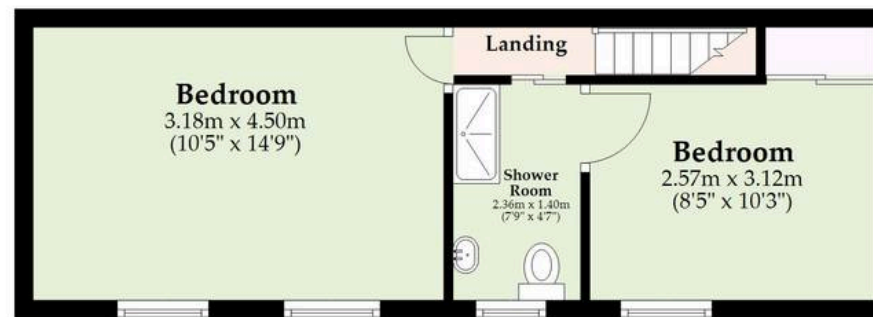
## Ground Floor

Approx. 56.4 sq. metres (606.6 sq. feet)



## First Floor

Approx. 29.0 sq. metres (312.3 sq. feet)



Total area: approx. 85.4 sq. metres (918.8 sq. feet)

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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.

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