



Church View East Ruston Road, Honing

Minors & Brady



Church View East Ruston Road

Honing, North Walsham

Steeped in history and brimming with character, this beautifully renovated former village school offers a truly unique lifestyle opportunity. Dating back to around 1872, the property blends original charm with thoughtful modern updates, creating a home that is both distinctive and comfortable. The well-presented accommodation includes a welcoming sitting room, practical kitchen, two bedrooms and a versatile mezzanine level. Outside, a private low-maintenance garden, parking for up to three vehicles and an EV charging point add to the home's appeal. Set within a desirable rural village close to the coast, Norfolk Broads and scenic countryside walks, this chain-free property is perfectly positioned to enjoy the very best of Norfolk living.

- Former village school dating back to circa 1872, rich in character and local history
- Beautifully renovated throughout while retaining a wealth of original charm
- Welcoming sitting room with a cosy atmosphere and attractive period features
- Well-appointed kitchen with oven, fridge and washing machine included within the sale
- Bespoke fitted dining unit creating a practical and stylish dining space
- Two well-proportioned first-floor bedrooms with versatile appeal for a range of buyers
- Additional mezzanine level offering flexible space for storage, hobbies or home working
- Private, enclosed and low-maintenance rear garden with useful storage shed
- Driveway parking for up to three vehicles alongside a Pod Point EV charging station



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The Location

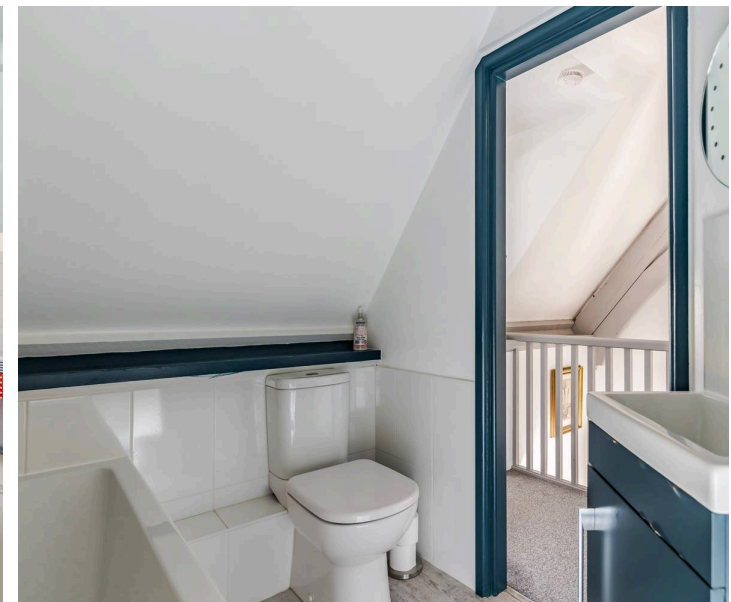
East Ruston Road forms the central thoroughfare of Honing, a charming village and civil parish in Norfolk that retains a strong sense of community. Running through the heart of the village, it links many of Honing's key features, including the historic parish church, which hosts regular services and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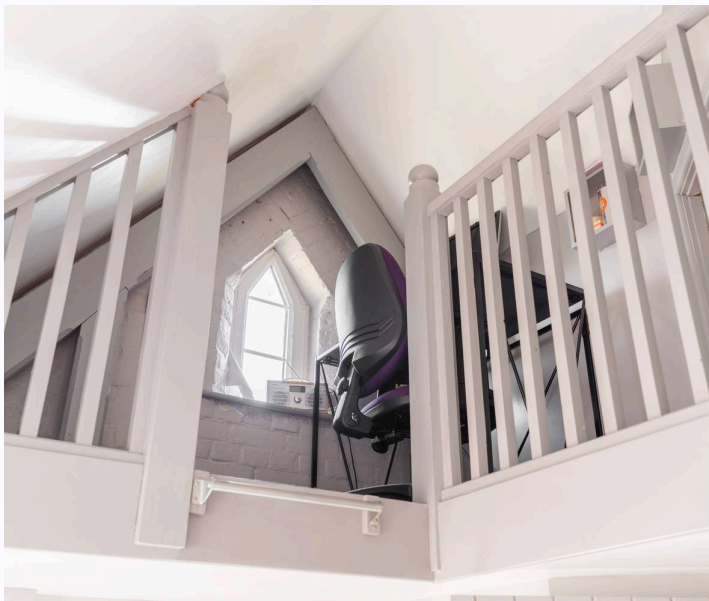
East Ruston Road, Honing

A truly unique village home, rich in character and history, beautifully renovated for modern living whilst retaining the charm of its original roots.

Believed to date back to 1872, this distinctive property forms part of a former village school that has been sympathetically converted into a delightful residence. Offering an abundance of original character alongside tasteful modern improvements, the home provides a rare opportunity to enjoy a piece of local history without compromising on contemporary comfort. Beautifully presented throughout, the current owners have carefully enhanced the property, creating a warm and welcoming home that is ready to move straight into.

Upon entering, you are greeted by an inviting sitting room, a wonderfully cosy living space featuring attractive character details and a comfortable layout well suited to both everyday living and entertaining. Recent improvements, including new carpeting to the ground floor and fitted blinds, further enhance the home's appealing presentation. The room offers generous proportions and a genuine sense of warmth, reflecting the character that flows throughout the property.

The kitchen is thoughtfully arranged to maximise practicality while complementing the property's charm. Included within the sale are the oven, fridge and washing machine, allowing prospective purchasers to enjoy a home that is ready to occupy from day one.



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The first floor accommodates two well-proportioned bedrooms alongside the family bathroom. Both bedrooms enjoy pleasant outlooks and offer versatile accommodation suitable for a range of buyers, from first-time purchasers and couples to those seeking a characterful holiday retreat. Above, a mezzanine level provides valuable additional space which could be utilised in a variety of ways, subject to individual requirements.

Outside, the property continues to impress. The enclosed rear garden has been designed with low maintenance in mind, creating a private and secluded setting ideal for relaxing or dining outdoors. A useful storage shed provides additional practicality, while parking for up to three vehicles is a significant advantage rarely found with properties of this style and age. The property also benefits from a Pod Point EV charging station, catering perfectly for modern electric vehicle ownership.

Agent's Note

This property will be sold freehold and connected to mains electricity, water and septic tank.



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Ground Floor

Approx. 321.3 sq. feet



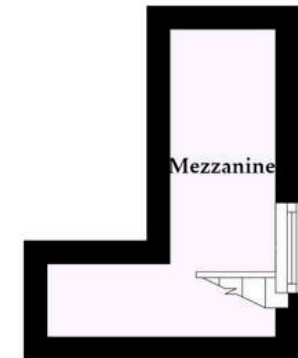
First Floor

Approx. 301.4 sq. feet



Second Floor

Approx. 64.1 sq. feet



Total area: approx. 686.8 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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