



1 Upper Street, Horning

Minors & Brady



1 Upper Street

Horning, Norwich

Period charm, character features and a beautiful private garden combine to create this delightful semi-detached cottage in the heart of Horning. Thoughtfully refurbished while retaining its cottage feel, the property offers three bedrooms, spacious living accommodation and a wealth of attractive original-style details. The inviting sitting room centres around a striking brick fireplace with log burner, while the kitchen/diner is enhanced by a traditional Belfast sink. Upstairs, exposed brick detailing adds further character to the well-proportioned bedrooms, complemented by a generous four-piece bathroom. Outside, the private garden is a standout feature, complete with lawn, colourful flower beds, raised seating areas and a useful outbuilding. Set within one of the Norfolk Broads' most desirable villages, this is a home that perfectly balances charm, comfort and location.

- Characterful semi-detached cottage in the sought-after village of Horning
- Beautifully refurbished whilst retaining a wealth of original charm
- Three well-proportioned bedrooms, including two generous doubles
- Spacious sitting room with an impressive brick fireplace and log burner
- Kitchen/diner featuring a traditional Belfast sink
- Four-piece bathroom suite with both a bath and separate shower
- Exposed brick detailing and bespoke wooden shelving adding character throughout
- Private rear garden with lawn, established flower beds and raised seating areas
- Useful detached outbuilding providing additional storage space
- Ideally positioned within the Norfolk Broads, approximately equidistant to the River Bure and River Ant, with access to a residents' parking area





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The Location

Horning is one of the most sought-after villages within the Norfolk Broads, renowned for its picturesque setting, strong boating heritage and charming village atmosphere. The village enjoys a lively yet relaxed feel, shaped by its waterside surroundings and welcoming community, making it a popular choice for both permanent residents and those seeking a slower pace of life.

Day-to-day amenities are well catered for, with convenience stores, cafés, and a selection of well-known pubs and restaurants all within the village. Residents can enjoy easy access to a range of leisure opportunities, including riverside walks, boating activities, paddleboarding and exploring the wider Broads National Park.

The village benefits from a strong sense of community, with seasonal events and local traditions helping to create a vibrant atmosphere throughout the year. Despite its popularity, Horning has retained much of its character, with attractive period properties, charming streets and a well-established neighbourhood feel.

Practical connectivity further enhances its appeal. Nearby Wroxham provides additional shopping, schooling and everyday services, while road links make travel to Norwich, the Norfolk coast and surrounding villages straightforward. Public transport options are also available, connecting the village to neighbouring areas.

For those who enjoy the outdoors, the surrounding countryside offers an abundance of scenic walking and cycling routes, alongside nature reserves and open green spaces. Altogether, Horning provides an excellent balance of character, community, accessibility and outdoor lifestyle opportunities within one of Norfolk's most desirable locations.



M&B



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Upper Street, Horning

Brimming with charm and character, this beautifully presented semi-detached cottage enjoys a desirable position within the ever-popular Broadland village of Horning. Thoughtfully refurbished whilst retaining much of its original appeal, the property showcases a wealth of cottage-style features throughout, creating a home that feels both welcoming and full of personality.

Stepping inside, a porch leads into the hallway, where the character of the home becomes immediately apparent. The sitting room is a particularly inviting space, centred around a striking brick fireplace housing a log burner, providing a cosy focal point for the room. Bespoke wooden shelving complements the cottage aesthetic, while natural light enhances the warm and homely feel.

The kitchen/diner continues the property's charm, offering a practical and sociable layout for everyday living. A traditional Belfast sink sits beautifully within the space, perfectly suited to the cottage style of the home. There is ample room for dining, making this an ideal setting for both family meals and entertaining guests.

Completing the ground floor is a spacious four-piece bathroom suite, providing both a bath and separate shower, creating a practical and versatile space designed to accommodate modern living.



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The first floor comprises three well-proportioned bedrooms, including two generous doubles. Characterful exposed brick detailing adds further charm and individuality to the accommodation, reinforcing the property's cottage appeal and creating attractive feature points throughout.

Outside, the private rear garden is a wonderful extension of the home. Thoughtfully arranged with established flower beds, areas of lawn and raised seating terraces, it offers a peaceful setting for relaxing, entertaining or simply enjoying the surroundings. Mature planting adds colour and interest throughout the seasons, while a useful outbuilding provides valuable storage space.

Agent's Note

This property is offered with freehold tenure and benefits from connections to mains water, electricity and drainage.

Please note there is an annual maintenance charge for the residents' car park and associated hedge upkeep, currently approximately £80-£90 per year.

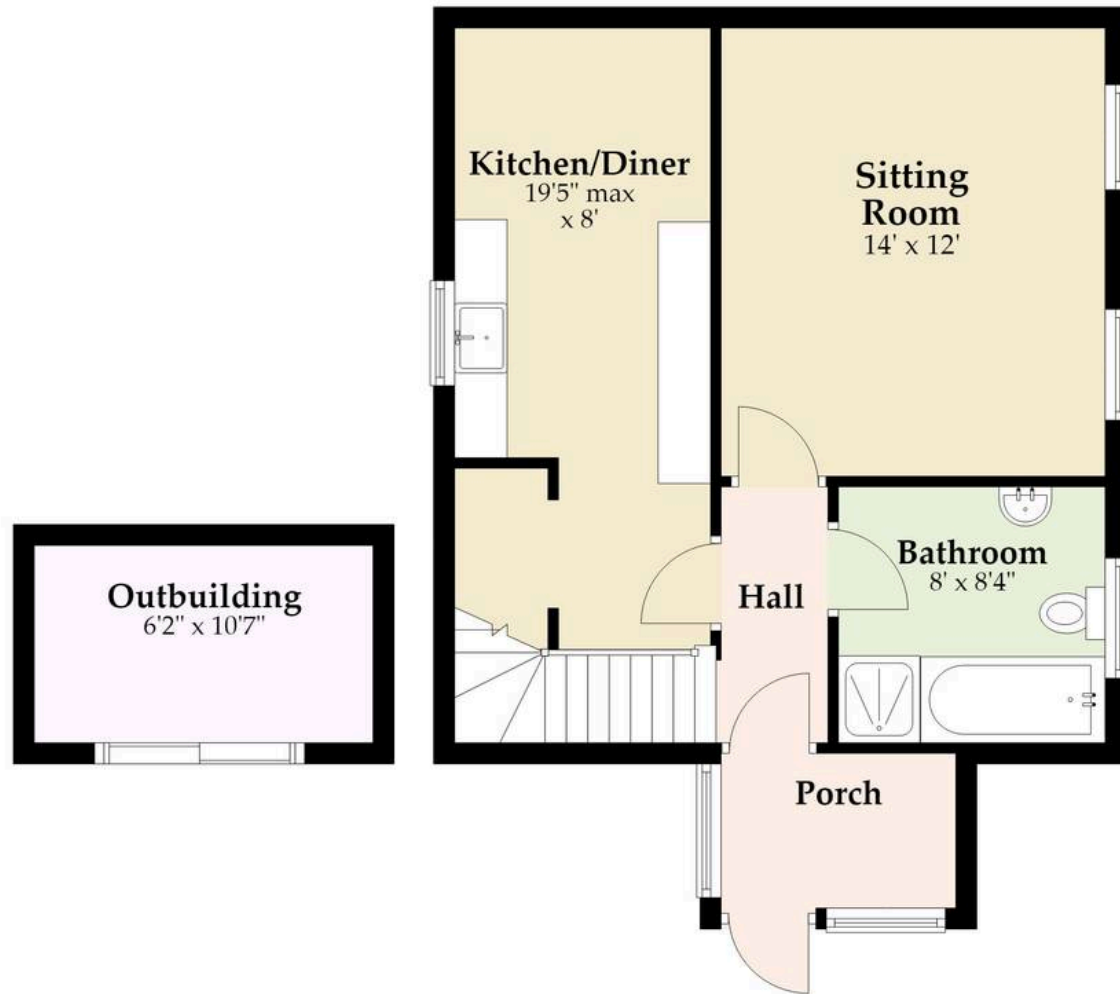
It should also be noted that the residents' car park, the vendors advise that residents are permitted to park there. We cannot verify at this time.



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Ground Floor

Approx. 561.3 sq. feet



First Floor

Approx. 460.3 sq. feet



Total area: approx. 1021.7 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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Minors & Brady
Your home, our market



wroxham@minorsandbrady.co.uk



01603 783088



6 Church Road, Wroxham, Norwich, NR12 8UG

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