



Woolcomb Cottage Honing Road, Worstead

Minors & Brady



A picture-perfect Norfolk cottage brimming with character, charm and versatility. Situated in a quiet position within the desirable village of Worstead, this beautifully maintained semi-detached home is presented in turn-key condition and enjoys open views from front to rear. Period features including exposed beams, pamment flooring, latch doors and a welcoming log burner create a warm and inviting atmosphere throughout. The flexible ground floor offers generous living space, with the main sitting room flowing into an extended reception area ideal as a lounge, dining space or study, alongside a classic country kitchen and dining room. Upstairs are three excellent-sized bedrooms, including a principal bedroom with en-suite shower room, together with a family bathroom. Outside, established partly walled gardens, off-road parking and a detached studio with power and water complete this truly special character cottage.

- Beautifully presented semi-detached character cottage in turn-key condition
- No chain!
- Quietly situated within the sought-after village of Worstead
- Charming period features including exposed beams, pamment flooring and latch doors throughout
- Spacious sitting room with log burner flowing into a versatile second reception area
- Flexible extended living space ideal as a lounge, dining room, study or family room
- Classic country-style kitchen accompanied by a separate dining room
- Three generous bedrooms, including a principal bedroom with en-suite shower room
- Established partly walled gardens with lawn, patio areas and plenty of scope to personalise
- Off-road parking and a detached studio with power and water, perfect for home working or hobbies

M&B





Woolcomb Cottage Honing Road

Worstead, North Walsham

The Location

Honing Row enjoys a pleasant position within the highly regarded village of Worstead, one of North Norfolk's most charming and sought-after rural communities. Steeped in history and character, the village is perhaps best known for its beautiful medieval church, traditional village setting and strong sense of community, making it an appealing location for families, professionals and those seeking a quieter pace of life.

Despite its rural surroundings, Worstead remains well connected, benefiting from its own railway station with direct links to Norwich, Cromer and Sheringham, making it a practical choice for commuters and those wishing to explore the wider region. The village itself offers a range of everyday amenities including a primary school, village hall, local public house and church, all contributing to its welcoming and community-focused atmosphere.

The surrounding countryside provides an abundance of scenic walks, cycling routes and open green spaces to enjoy, while the nearby market town of North Walsham offers a more extensive range of shops, supermarkets, cafés, restaurants, healthcare facilities and leisure amenities. For those drawn to the coast, the renowned North Norfolk coastline is within easy reach, offering miles of sandy beaches, picturesque coastal villages and beautiful nature reserves.



M&B



Woolcomb Cottage Honing Road

Worstead, North Walsham

Honing Road, Worstead

This characterful semi-detached cottage in the sought-after village of Worstead offers a wonderful blend of period charm and practical modern living. Beautifully maintained and presented in turn-key condition, the property enjoys views from the front through to the rear, creating a lovely sense of space and connection to its surroundings. Tucked away in a quiet setting, this is a home that will appeal to buyers seeking the warmth, character and individuality that only a traditional cottage can provide.

The accommodation begins with an entrance hall leading into the heart of the home. The main sitting room is a particularly inviting space, featuring a log burner and stunning exposed wooden beams that immediately showcase the cottage's historic charm. From here, the accommodation flows naturally into the extended sitting area, a wonderfully versatile room that could equally serve as a dining area, family room, home office or study depending on individual requirements.

With access out to the garden, it creates a seamless link between indoor and outdoor living and offers flexibility rarely found in properties of this style.

The kitchen and dining room continue the cottage theme beautifully, with character features throughout including pamment flooring, exposed beams and traditional latch doors. The kitchen is fitted in a classic country style, complementing the age and feel of the property, while the adjoining dining room provides an excellent space for everyday family life and entertaining alike.



M&B



Woolcomb Cottage Honing Road

Worstead, North Walsham

A ground floor shower room adds further practicality to the layout. Upstairs, the landing gives access to three well-proportioned bedrooms, all offering comfortable accommodation and a sense of space. The principal bedroom benefits from its own en-suite shower room, while the remaining bedrooms are served by a family bathroom. The generous room sizes make the property well suited to families, those working from home, or anyone looking for a character property without compromising on practicality.

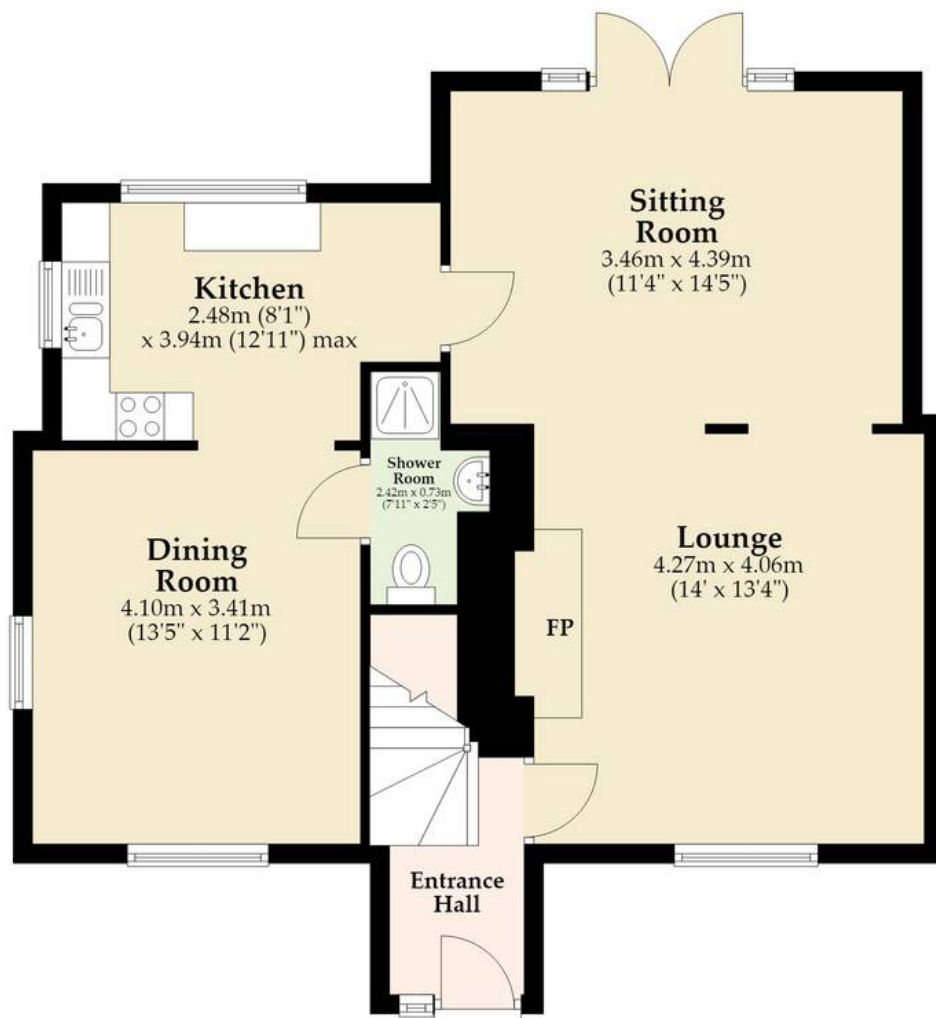
Outside, the cottage continues to impress. The established gardens provide a delightful setting, with areas of lawn and patio offering plenty of opportunities to relax, entertain or enjoy the surroundings. Partly enclosed by attractive walling, the garden has a lovely sense of maturity and privacy whilst still offering scope for a new owner to add their own touch over time. To the rear, a useful detached studio benefits from both power and water connected, creating potential for a variety of uses such as a home office, hobby room, creative workspace or garden retreat.

Further benefits include off-road parking and the peaceful village location, which enhances the property's appeal. Combining charming period features such as exposed beams, latch doors and pamment flooring with versatile living space and attractive gardens, this is a truly lovely cottage that is ready to move straight into. A rare opportunity for those looking to enjoy character, comfort and village living in equal measure.



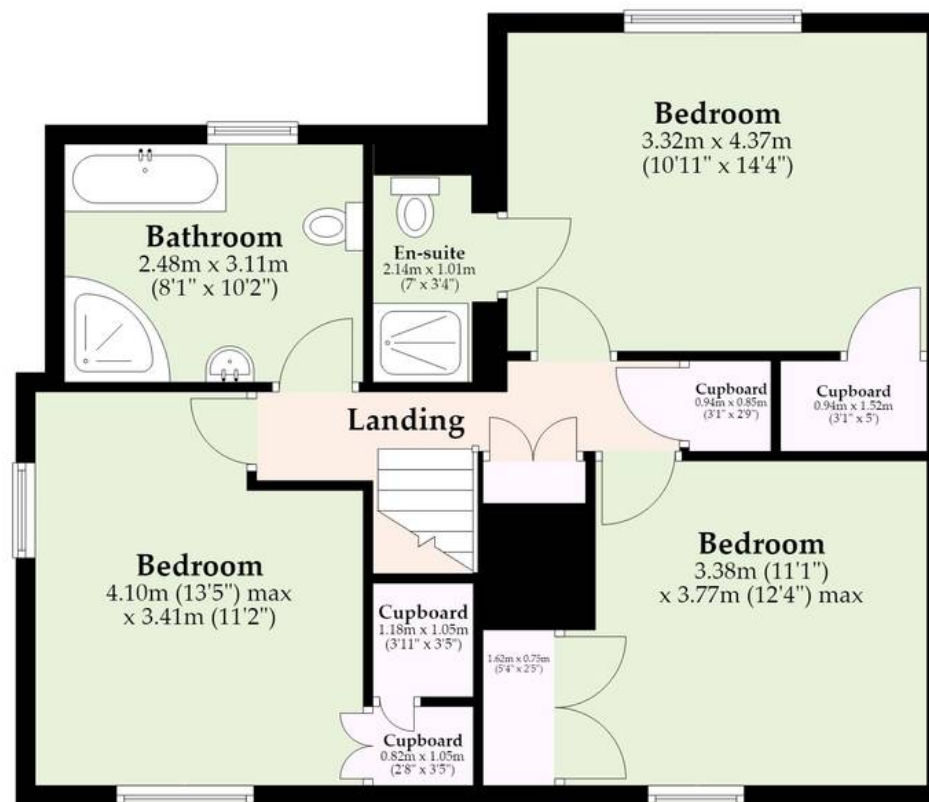
Ground Floor

Approx. 67.1 sq. metres (722.7 sq. feet)



First Floor

Approx. 66.2 sq. metres (712.3 sq. feet)



M&B

Total area: approx. 133.3 sq. metres (1435.0 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*.



Meet *Abi*
Branch Partner



Meet *Karol*
Property Lister



Meet *Claire*
Aftersales Team Leader

Minors & Brady
Your home, our market



wroxham@minorsandbrady.co.uk



01603 783088



6 Church Road, Wroxham, Norwich, NR12 8UG

BURY ST. EDMUNDS | 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
Director and
Principal



Victoria Payne
Mortgage and
Protection Advisor

Offering you quick and professional mortgage advice every step of the way.

T: 01603 210378
E: enquiries@norfolk-mortgages.co.uk