



31 Back Street, Horsham St. Faith

Minors & Brady



31 Back Street

Horsham St. Faith, Norwich

Minors and Brady are excited to bring to market this beautifully presented end-of-terrace cottage, full of character and positioned in the quiet and highly regarded Norfolk village of Horsham St. Faith. The property combines a wealth of original period features with a number of carefully considered modern improvements, creating a home that retains its traditional charm while offering a comfortable and contemporary living environment.

From its attractive brick and flint exterior to the exposed brickwork, terracotta tiled flooring and impressive inglenook fireplace within, the cottage has a distinctive character that is complemented by its excellent presentation throughout. Ideally located close to the village shop and post office, this is a lovely opportunity to acquire a charming period home in a peaceful village setting.



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- Characterful cottage proudly positioned in the quaint Norfolk village of Horsham St. Faith
- Quiet village location, close to the village shop and post office
- Retains its original character features of a Terracotta tiled flooring, exposed brickwork and a brick and flint inglenook fireplace
- In recent years the cottage has had a new heating system installed, a re-wire, a restored fireplace and re-pointed external brickwork
- Contemporary-style kitchen equipped with quality cabinetry, a full-range of integrated appliances, a stable door and a skylight
- Ground-floor bathroom comprising of a stylish three-piece suite
- Spacious living room showcasing traditional features, with a focal point of a large brick-built inglenook fireplace with an inset wood burner
- Two bedrooms offering the utmost comfort and privacy, one of which benefits from an en-suite shower room
- Low-maintenance courtyard that is predominately paved, perfect for potted plants and seating





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Location

Situated in the village of Horsham St Faith, Back Street offers a peaceful village setting while remaining within convenient reach of Norwich. The village has a range of local amenities, including a primary school, community facilities, a local shop and post office, while further everyday services can be found in nearby Hellesdon and Norwich. Norwich International Airport and the Abbey Farm Commercial Park are also close by, while regular bus services provide connections into Norwich and surrounding areas.

The area is surrounded by attractive Norfolk countryside, providing opportunities for walking and enjoying the outdoors, while Norwich city centre is within easy reach for a wider choice of shopping, restaurants, entertainment, and cultural attractions. The nearby St Faiths Centre also provides a range of sporting and leisure facilities, including a swimming pool, tennis courts, and sports hall, adding to the amenities available within the local community.

Back Street, Horsham St. Faith

The property is approached through the private courtyard, with the entrance opening directly into the beautifully appointed kitchen.



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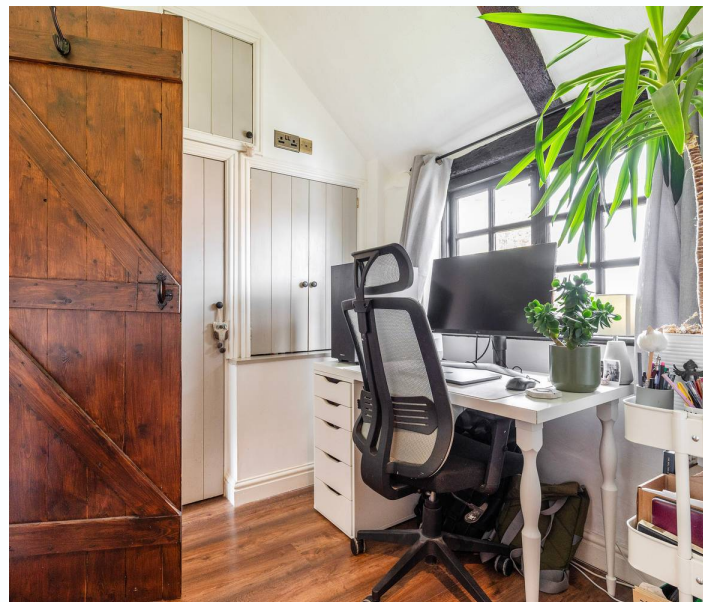
Horsham St. Faith, Norwich

Finished with quality cabinetry and a range of integrated appliances, the kitchen has a bright and contemporary feel, with the skylight allowing plenty of natural light into the room. From here, the accommodation flows through into the spacious living room, where the character of the cottage becomes particularly apparent. Exposed brickwork, terracotta tiled flooring and the large brick and flint inglenook fireplace create an impressive focal point, with the restored fireplace incorporating an inset wood burner.

The ground floor also benefits from a stylish three piece bathroom suite, providing a practical and well presented addition to the accommodation.

Upstairs, the property offers two comfortable bedrooms, with one benefiting from its own ensuite shower room. Both bedrooms provide attractive and private spaces, with the character of the cottage continuing throughout the first floor.

Outside, the property benefits from a low maintenance, south facing courtyard garden. Predominantly paved, the space provides an ideal setting for outdoor seating and potted plants, offering a private area to enjoy during the warmer months.



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The cottage has undergone a number of important improvements in recent years, including the installation of a new central heating system, a full rewire, restoration of the fireplace and repointing of the external brickwork, completed in 2025. These improvements complement the property's original features, resulting in a characterful and beautifully presented home in a peaceful village location.

Agents Notes

Freehold, connected to all main services.

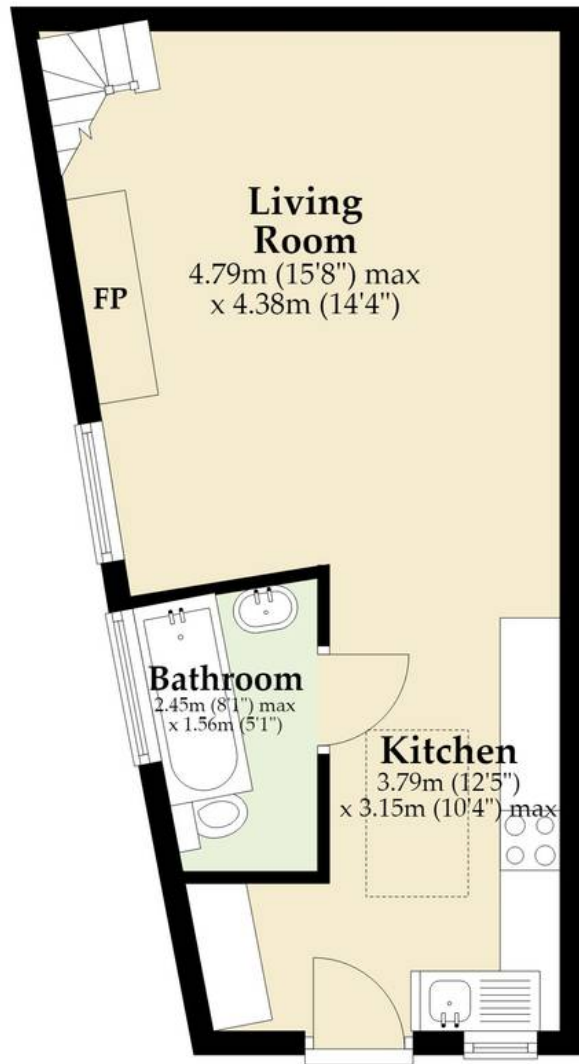
Council tax band - A



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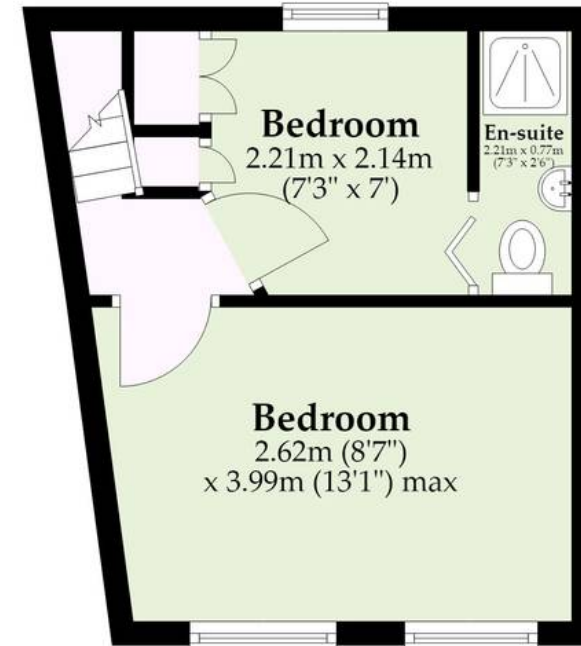
Ground Floor

Approx. 30.5 sq. metres (328.2 sq. feet)



First Floor

Approx. 19.7 sq. metres (212.2 sq. feet)



Total area: approx. 50.2 sq. metres (540.3 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.

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Minors & Brady
Your home, our market



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