

11 Upper Street, Horning

Minors & Brady

11 Upper Street

Horning, Norwich

Enjoying attractive field views and offering an impressive amount of versatile accommodation, this substantial four-bedroom home presents a fantastic opportunity for buyers seeking space, character, and flexibility. The property combines two spacious reception rooms, each featuring a fireplace, with a well-proportioned kitchen, separate utility room, and the added advantage of a ground-floor principal bedroom with an en-suite. Three further bedrooms are arranged over the first floor, while the adaptable layout offers excellent potential for multi-generational living. Outside, a large driveway provides ample off-road parking, alongside a substantial barn divided into two sections, connected to electricity and water. With its generous accommodation, useful outbuildings, and appealing rural outlook, this is a property offering plenty of scope to suit a variety of lifestyles.

- Four-bedroom home with versatile accommodation
- Two spacious reception rooms with fireplaces
- Ground-floor principal bedroom with an en-suite
- Excellent multi-generational living potential
- Well-proportioned kitchen and separate utility
- Generous bathroom with separate enclosed WC
- Substantial barn with electricity and water connected
- Large driveway with off-road parking
- Generous outdoor space with rural outlook
- Sought-after Broadland village location

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The Location

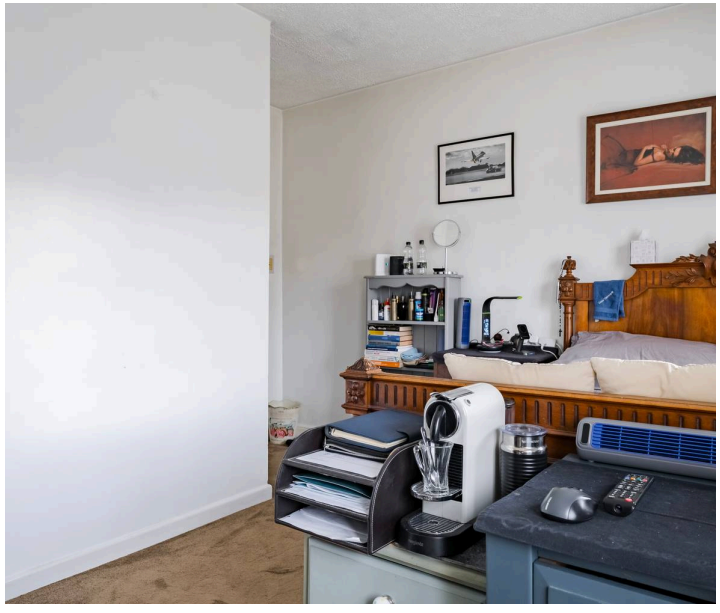
Horning is a sought-after Broadland village situated on the northern bank of the River Bure, within the Norfolk Broads. The village is particularly well known for its attractive riverside setting, traditional thatched properties, and strong boating heritage. Local amenities include a selection of independent shops, a convenience store, post office, delicatessen, cafés, tea rooms, and several traditional public houses and restaurants. The riverside setting also provides opportunities for boating, sailing, and enjoying the surrounding waterways, with Horning Staithe and the village green forming popular local attractions.

For wider amenities, the neighbouring villages of Wroxham and Hoveton offer further shopping facilities, services, and leisure opportunities, while the historic city of Norwich lies approximately nine miles to the south-west, providing an extensive range of retail, educational, cultural, and transport facilities. The surrounding area is particularly appealing to those who enjoy outdoor pursuits, with the Norfolk Broads offering an extensive network of waterways, walking routes, and opportunities to explore the surrounding countryside.

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The ground floor offers a well-balanced arrangement of reception and living spaces, beginning with a welcoming entrance hall providing access to the kitchen and principal living areas. The kitchen provides a practical space for everyday cooking, with the separate utility room offering additional functionality. There are two spacious reception rooms, comprising a comfortable lounge and a separate dining room, both benefiting from fireplaces which add character and create natural focal points. A ground-floor bathroom, incorporating a separate enclosed WC, further enhances the practicality of the accommodation.

A particularly appealing feature is the generous principal bedroom, positioned on the ground floor and complemented by its own en-suite shower room. This arrangement provides a degree of independence from the first-floor accommodation, making it particularly suitable for multi-generational households, guests, or those looking for convenient ground-floor living.

The first floor provides three further bedrooms, offering flexibility for family members, visiting guests, or alternative uses such as a home office. A central landing connects the rooms, with the overall layout providing a good balance between shared living space and private accommodation.

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Externally, the property benefits from a large driveway, providing excellent off-road parking. The surrounding field views create an attractive rural outlook, while a substantial barn, divided into two separate sections, offers considerable additional space and versatility. Benefiting from electricity and water, the barn presents potential for a variety of uses, subject to any necessary consents, including storage, workshop space, or recreational pursuits.

Agent's Note

This property will be sold freehold, and is connected to mains water, electricity and drainage.

This property has LPG central heating.

Council Tax Band: C

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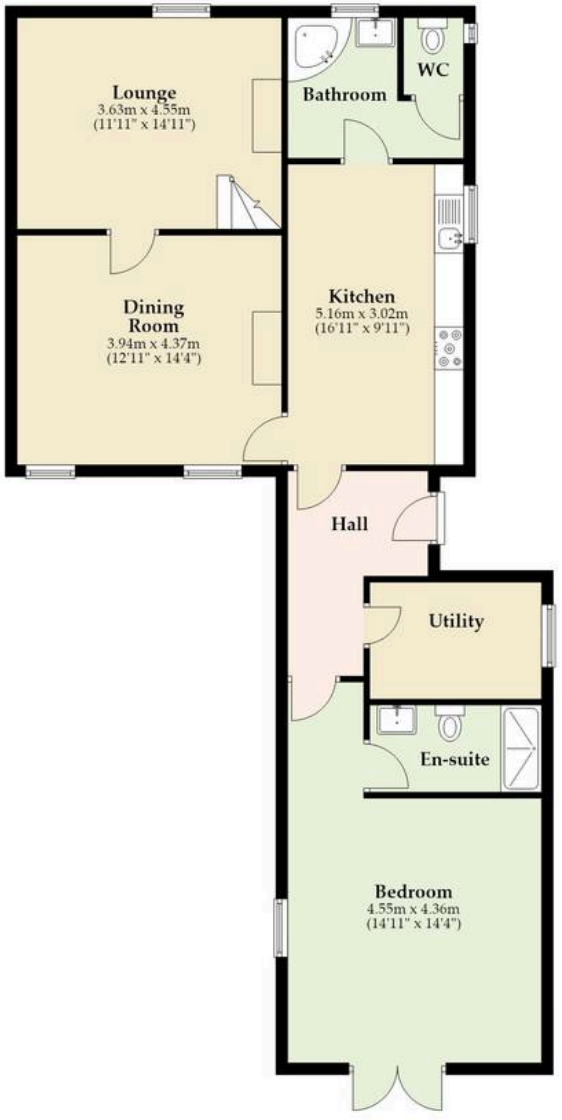






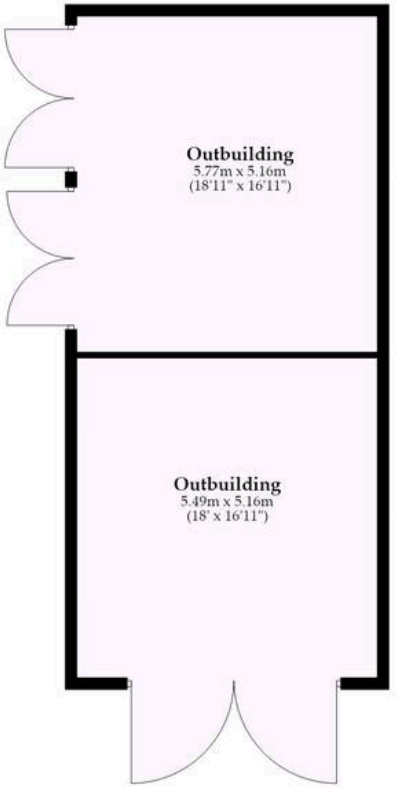
Ground Floor

Approx. 99.0 sq. metres (1065.4 sq. feet)



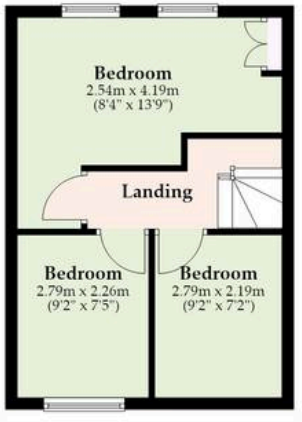
Outbuilding

Approx. 58.5 sq. metres (630.0 sq. feet)



First Floor

Approx. 29.8 sq. metres (320.3 sq. feet)



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Total area: approx. 187.3 sq. metres (2015.6 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.

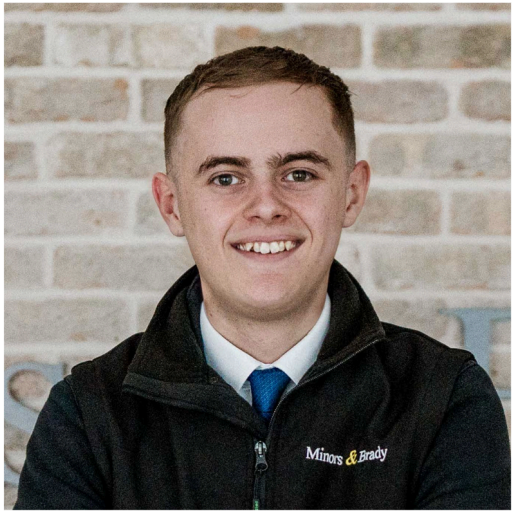
Dreaming of this home?
Let's make it a *reality.*



Meet *Abi*
Branch Partner



Meet *Daryl*
Listings Manager



Meet *Matthew*
Senior Property Consultant

Minors & Brady

Your home, our market

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