



Church Farm  
Upper Street | Horning | Norfolk | NR12 8NL



# TWO BECOME ONE



The perfect pairing of classic features and contemporary comfort, the house, which dates from around 1800, has been opened up and extended to create a superb family home. Set on the outskirts of the highly desirable Broadland village of Horning, you're tucked away from the summer crowds and can explore the surrounding countryside with just the wildlife to keep you company. Accessible yet secluded, within easy reach of Wroxham, Stalham, Norwich and the coast, you couldn't ask for a better place in which to live your country dream."





# KEY FEATURES

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- A Beautiful Period Property situated in the Sought After Broadland Village of Horning
- Four Bedrooms; Two Bath/Shower Rooms
- The Principal Bedroom benefits from a Dressing Room & En-Suite
- Kitchen/Breakfast Room and Separate Utility
- Three Reception Rooms and a Home Office/Study
- Detached Barn/Annexe with Adjacent Carport
- Large Detached Outbuilding/Barn used for Storage with Workshop and Solar Panels
- The Grounds extend to 0.8 of an acre (stms) and include a Walled Courtyard and Landscaped Gardens with a Large Summerhouse, Greenhouse and a Well
- The Accommodation extends to 2,184sq.ft
- Energy Ratings: House - B Annexe - E

Whether soaking up the sun on the lawn, watching the birds from the garden room, hosting friends for drinks in the summerhouse or curling up with a book on your favourite armchair by the Aga, there's plenty to enjoy at this attractive and comfortable period property. A home in which to raise a family or to fill with friends and make memories, a warm welcome awaits you here.

## Putting Down Roots

Dating back to the early 1800s, this spacious home began life as two cottages for farm labourers. It's been home to the current owners for over 40 years, a testament to its charm and success as a long-term home. Over their time here, they've continued to upgrade and improve the property without compromising on the character and original features. The result is a home you can enjoy from day one, with all the room you need for a family or sociable couple, space for entertaining and a lovely finish throughout. The garden room with underfloor heating is comfortable for use year-round, while the log burner in the sitting room and Aga in the breakfast room mean the owners can keep the house warm in winter with most radiators switched off. Solar panels on the largest outbuilding also help this period property remain surprisingly efficient. Truly a home for all seasons.

## Meeting Your Needs

In the main house, there are three spacious reception rooms, the sitting room with the log burner, the dining room with a lovely decorative inglenook, plus the aforementioned garden room, with its vaulted ceiling and triple aspect making the most of the beautiful green outlook.









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The kitchen is in two parts, with the working area at one end and a breakfast area with the Aga at the other. This makes a delightful sociable space and means you can have your dining table in here and use the dining room as a playroom or snug if preferred. You'll also find a useful home office and a utility room with cloakroom on this floor. Upstairs, the principal bedroom has a dressing room and en-suite, with the other three bedrooms sharing a large family bathroom. All the rooms are beautifully bright and airy.

## An Appealing Area

Outside, there is a small barn/annexe with an adjoining carport, which has the capacity for 2 beds on a mezzanine floor. You also discover a large detached barn/outbuilding that is currently used for storage with a workshop to one end and a bank of solar panels on the roof. The garden contains a pretty summerhouse that's larger than most and has plenty of space for summer dining or evening drinks – the perfect vantage point to make the most of the views down the garden. You will also discover a Victorian style greenhouse and a fully functioning well that the vendors use to water their garden. When the owners first came here, the garden was little more than an overgrown field. Today the lovingly landscaped grounds have matured and offer various different areas, with highlights including mulberry, fig, apple, pear and plum trees. The front of the house faces south, as does most of the garden, so you get lots of sun. The charming walled garden is a nice place for al-fresco dining, being very private and sheltered from any winds. There are a handful of other houses along here, but everyone has their own space and all are surrounded by open fields, which makes it wonderfully peaceful. You can head out on foot with your dog and explore the area, hire a boat on the Broads, visit the gardens at nearby How Hill, head into Wroxham for a spot of shopping or drive to Sea Palling or Horsey to see the seal colony. There's so much to do in this part of the world – you benefit from all the things that draw holidaymakers here, but you're off the beaten track and away from the hustle and bustle. It's easy to get into Norwich, by car or by train from Wroxham, so it's a surprisingly handy location with everything close at hand.























































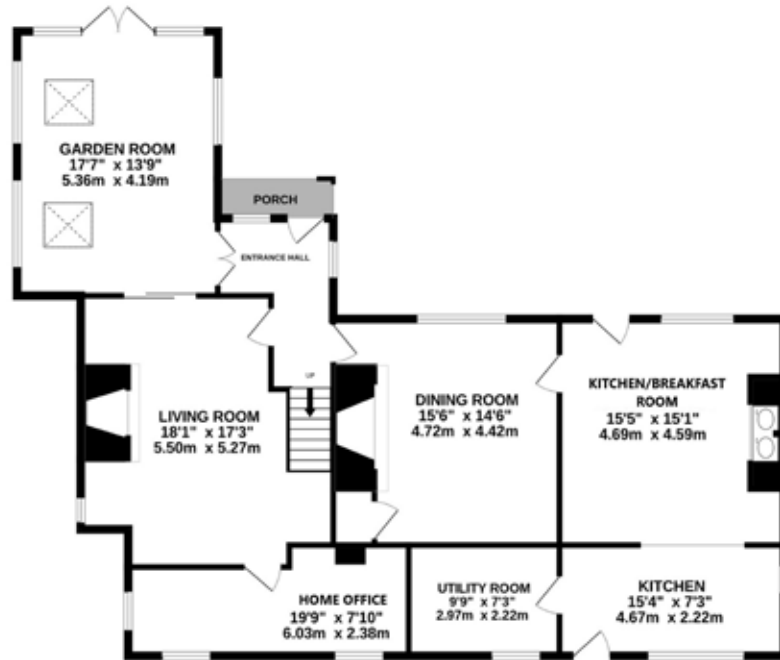




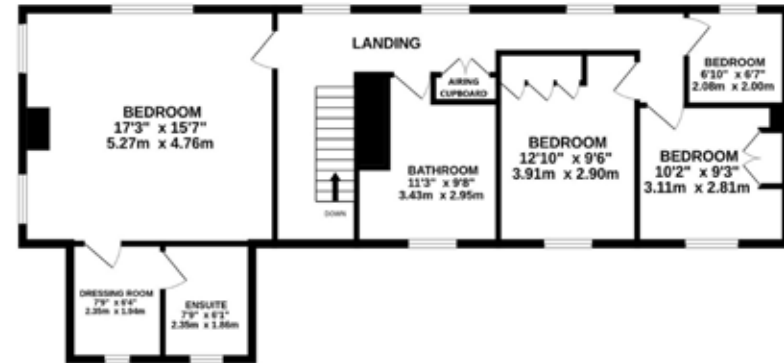


## Freehold

**GROUND FLOOR**  
1290 sq.ft. (119.8 sq.m.) approx.

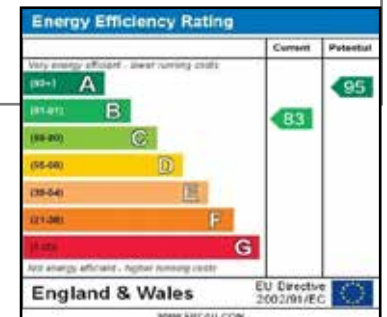


**1ST FLOOR**  
894 sq.ft. (83.1 sq.m.) approx.



**TOTAL FLOOR AREA : 2184 sq.ft. (202.9 sq.m.) approx.**

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.  
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