



THE STORY OF

Gunners Farm

Honing, Norfolk

SOWERBYS



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Gunners Farm

East Ruston Road, Honing, Norfolk
NR28 9PE

Characterful Farmhouse

Vaulted Kitchen Breakfast Room

Sitting Room with Wood-Burner

Three Ground Floor Bedrooms

Family Bathroom and Two En-Suites

First Floor Principal Bedroom

Cloakroom and Utility Room

Cart Lodge with Attic Space

Grounds of Approximately 5 Acres

Idyllic and Secluded Location

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Gunners Farm is a wonderful and characterful farmhouse set in the most idyllic and secluded location. It is approached via a sweeping driveway, where you'll find plenty of parking and access to the detached cart lodge and store.

The house is full of character throughout. The vaulted kitchen/breakfast room is flooded with natural light, creating a bright and airy space, with plenty of storage and workspace too. The sitting room is a cosy retreat, complete with a wood-burning stove.

There are three ground floor bedrooms, one with an en-suite bathroom, as well as a separate family bath and shower room. In addition, there is a cloakroom and a utility room. The first floor is home to the principal bedroom, which enjoys lovely views and its own en-suite shower room.



The setting is a rare find – you'll truly appreciate the peace and tranquillity of this special location





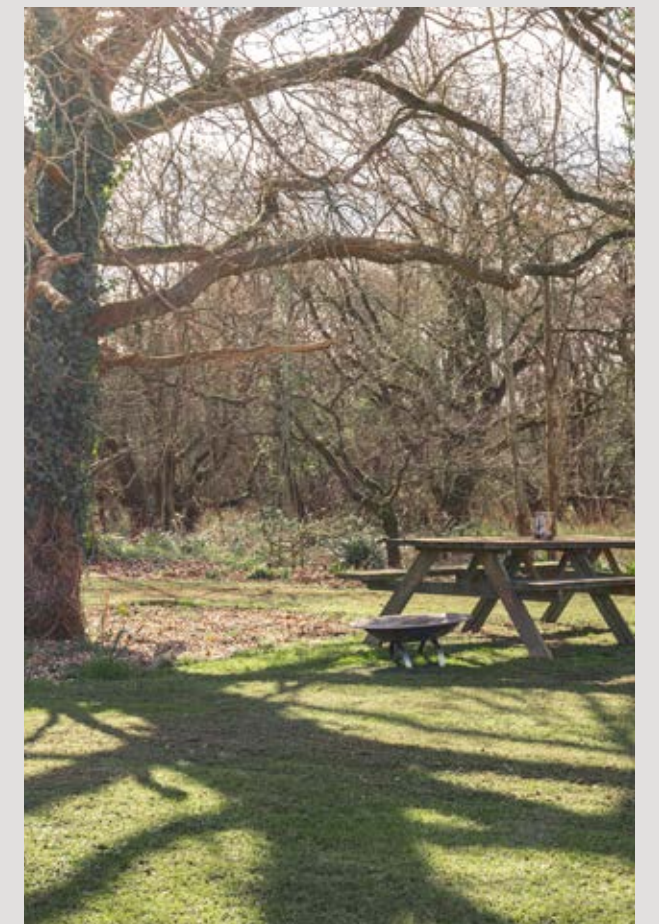
The setting is a rare find – you'll truly appreciate the peace and tranquillity of this special location. The grounds extend to approximately five acres (stms) in total and are accessed via a sweeping driveway, leading to generous parking and the detached cart lodge, which also offers storage and attic space above.

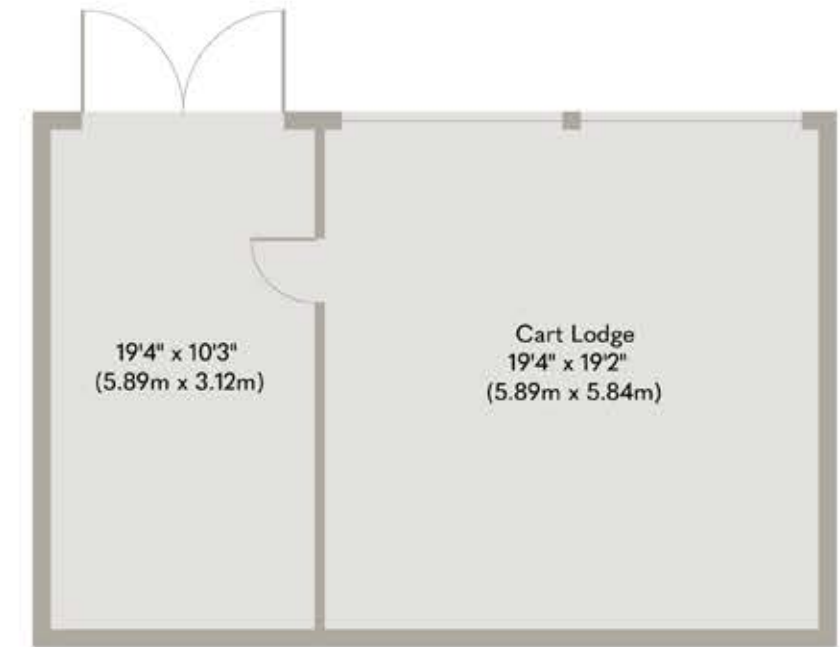
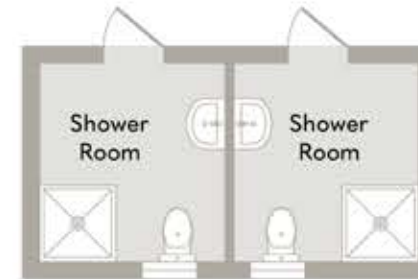
The gardens surrounding the house are well-established and include a wonderful terrace, perfect for entertaining, along with sweeping lawns, native hedging and thoughtfully planted borders. To the side, a track leads to the meadow - previously used as a successful camp-site, with power and a shower block. There is huge potential here, whether for paddocks, a smallholding, a leisure space or more - subject to relevant planning. Also on offer is a woodland area, with access to the neighbouring common woodland at the rear, where you can enjoy peaceful walks and an abundance of wildlife.





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Annex
Approximate Floor Area
574 sq. ft
(53.29 sq. m)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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 or tenant. 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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Honing

A PEACEFUL RETREAT WITH
EASY ACCESS TO NATURE

Honing is a tranquil village that offers a strong sense of community and some of the best countryside walks right on your doorstep. Weavers Way, a long-distance footpath stretching 56 miles between Cromer and Great Yarmouth, follows the former Midland and Great Northern Joint Railway. This path is popular with walkers, cyclists, and families looking to enjoy the outdoors together.

Despite its peaceful seclusion, Honing is well-connected to nearby towns and cities. North Walsham is the nearest town, offering a variety of amenities such as supermarkets, leisure facilities, shops, schools, and a cottage hospital. For more extensive services, Norwich is easily accessible by regular bus and train services. The cathedral city of Norwich provides a wider range of amenities, including an international airport and mainline train stations.

Just a short drive from Honing, you'll find several stunning beaches, including Happisburgh, where you can visit the oldest working lighthouse on the Norfolk coast. Norfolk's vast, open skies make its beaches feel incredibly spacious and perfect for relaxing or taking in the scenery.

Norwich itself, named one of the best places to live in 2021, offers a unique blend of history and modernity. With its historic cobbled streets, Tudor architecture, independent shops, and the impressive Norwich Cathedral, the city is a delightful place to explore year-round.



Note from Sowerbys



“This is a
wonderful home
full of character.”



SERVICES CONNECTED

Mains water and electricity. Private drainage. Oil-fired central heating.

COUNCIL TAX

Band E.

ENERGY EFFICIENCY RATING

To be confirmed.

To retrieve the Energy Performance Certificate for this property please visit <https://find-energy-certificate.digital.communities.gov.uk/find-a-certificate/search-by-reference-number> and enter in the reference number above. Alternatively, the full certificate can be obtained through Sowerbys.

TENURE

Freehold.

LOCATION

What3words: ///backed.scrum.bedsread

These particulars and measurements whilst believed to be accurate, are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give representation or warranty in respect of the property.

SOWERBYS

We are proudly supporting these Norfolk charities by organising and participating in events throughout 2025, along with making a donation for every home we sell.



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