

# EXCEPTIONAL

by **propertyladder**



**propertyladder** 

The Gable House, Mill Road, Horstead, NR12 7AT



EXCEPTIONAL by **propertyladder**  
98 Crostwick Lane  
Spixworth  
Norfolk  
NR10 3NQ

**t** 01603 898100  
**e** [sales@propertyladderladderonline.com](mailto:sales@propertyladderladderonline.com)  
**w** [propertyladderonline.com](http://propertyladderonline.com)

# The Gable House, Mill Road, Horstead, NR12 7AT

Instantly recognisable for its striking brick and flint gable, The Gable House offers a truly exceptional lifestyle in a beautifully presented period home.

This impressive detached brick and flint residence provides seven bedrooms, three reception rooms, a family bathroom and shower room, alongside four generously proportioned en-suite double bedrooms. The accommodation has been thoughtfully arranged, allowing the ground floor to flow effortlessly from room to room. The stunning kitchen/breakfast room opens seamlessly into the dining room, which in turn leads through to the elegant sitting room, creating an ideal space for both family life and entertaining. Further ground floor highlights include a utility room and a cosy snug.

The first floor hosts four bright and well-appointed bedrooms, each benefiting from its own en-suite facilities, together with a stylish family bathroom. The rooms are light, modern and beautifully finished throughout.

The second floor offers three additional double bedrooms, a luxurious shower room and a highly practical storage room, providing excellent flexibility for family, guests or home working.

Set within approximately 0.54 acres (subject to survey), the property enjoys a generous plot with an extensive parking area and garage, accessed via a five-bar gate. The predominantly lawned gardens are thoughtfully arranged and include a covered barbecue area, perfect for outdoor enjoyment.

This a rare opportunity to aquire a home of real quality, in a highly desireable area.



# ACCOMMODATION

## ENTRANCE HALL:

Stairs to first floor.

## Ground Floor WC

## Kitchen Breakfast Room:

21'1 x 18'6 (6.4m x 5.6m)

A stylish space with a range of natural lighting, a range style oven, fitted appliances, a large pantry and a 9 person breakfast bar.

## Utility Room:

17'5 x 10'11 (5.3m x 3.3m)

Fitted in a style that complements the kitchen. Comes complete with Aga and exposed beams.

## Snug:

18'2 x 14'0 (5.5m x 4.3m)

A cosy room with exposed brick fireplace and wood burning stove.



## Sitting Room:

24'3 x 17'5 (7.4m x 5.3m)

A well-proportioned room with a beamed ceiling, exposed chimney breast and inset wood burner.

## Dining Room:

24'3 max x 18'6 max (7.4m max x 5.6m max)

An L shaped room with a partially vaulted ceiling and exposed ceiling beam.

## First Floor Landing:

20'2 x 14'11 (6.1m x 4.5m)

Stairs to second floor, doors to:

## Master Bedroom Suite:

22'5 max x 17'5 max (6.8m max x 5.3m max)

A large bedroom with walk-in wardrobe and sitting area

## En Suite Shower Room:

11'10 x 9'1 (3.6m x 2.8m)



**Bedroom:**  
14'10 x 12'2 (4.5m x 3.7m)

**En Suite Shower Room:**

**Bedroom:**  
18'8 max x 9'3) (5.7m max 2.8m)

**En Suite Shower Room:**

**FAMILY BATHROOM:**  
14'5 x 9'2 (4.4m x 9.2m)

A smart modern room with free standing bath, shower, vanity sink unit and WC.

**Bedroom:**  
16'1 10'11 (4.9m x 3.3m)

**En Suite Shower Room:**  
9'9 x 4'10 (3.0m x 1.5m)



**Second Floor Landing:**  
33'9 x 7' (10.3m x 2.1m)  
Doors to:

**Bedroom:**  
16'3 x 10'5 (5.0m x 3.2m)

**Storage Room:**  
18'6 x 8'2 (5.6m x 2.5m)  
With skylight window and reduced head height.

**BEDROOM:**  
18'6 x 8'2 (5.6m x 2.5m)  
With skylight window.

**Shower Room:**  
12'10max x 10'5 max (3.9m max x 3.2m max)

**Bedroom:**  
17'5 max x 12'2 max (5.3m max x 3.7m max)



# OUTSIDE

Set within an impressive 0.54-acre plot (subject to survey), the garden forms a wonderful extension of the home and offers a private, versatile space to enjoy throughout the seasons. Sweeping lawns provide plenty of room for family life and recreation, while mature flower and shrub borders add colour, structure and year-round interest.

Designed with both relaxation and entertaining in mind, the garden features a covered barbecue area ideal for summer gatherings, alongside an attractive ornamental pond that creates a calm and tranquil focal point. The grounds are enclosed by walling along the Norwich Road boundary, offering a reassuring sense of privacy, yet remain wonderfully connected to the heart of the village.

A personal gate leads through to the front, where views of the Horstead War Memorial add charm and a sense of local heritage, making this an especially appealing outdoor space for those seeking village living with character, space and lifestyle appeal.

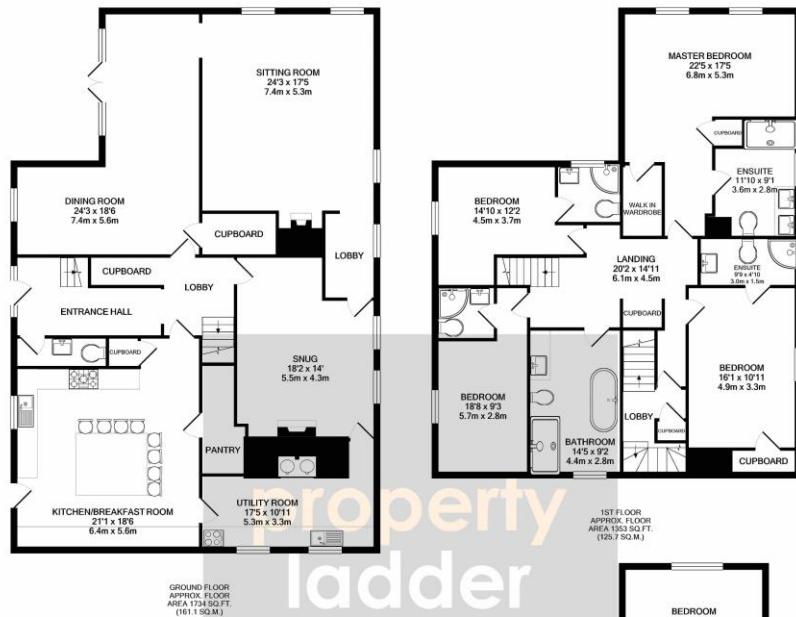




## LOCATION

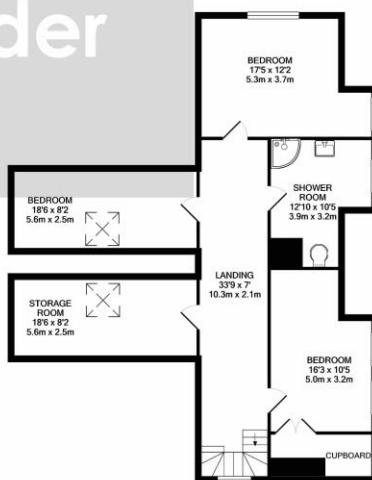
The village of Horstead lies alongside the banks of the River Bure, approximately 7 miles north of the cathedral City of Norwich. Horstead has a parish church, highly-regarded public house, delicatessen and florist, all within walking distance of this property, whilst the neighbouring village of Coltishall offers a wide range of local shops including a butcher, pharmacy, greengrocer, hair salons, and a range of hospitality venues.

The Gable House is well-located to access the Broads network, just a short stroll from the River Bure, which is popular with kayakers and canoeists. On land, country walks and cycle rides are easily accessible thanks to a nearby network of quiet country lanes.



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1ST FLOOR  
APPROX. FLOOR  
AREA 1353 SQ.FT.  
(126.7 SQ.M.)



2ND FLOOR  
APPROX. FLOOR  
AREA 1023 SQ.FT.

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To Arrange a Viewing....

98 Crostwick Lane, Spixworth, Norfolk, NR10 3NQ  
T 01603 666006 W [propertyladderonline.com](http://propertyladderonline.com)

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