

# SALES & LETTINGS

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# Longacre Cottage, Walnut Hill, Surlingham, Norfolk, NR14 7DQ

Longacre is a beautifully presented detached bungalow with the added benefit of a separate one-bedroom annexe—ideal for families, those seeking single-storey living, or retired couples looking to accommodate visiting friends and relatives, or even explore the potential of a small B&B venture.

Nestled on the outskirts of Norwich, the charming village of Surlingham offers a peaceful rural retreat enriched by natural beauty and vibrant wildlife. Surrounded by nature reserves, it's a paradise for walkers, cyclists, and wildlife enthusiasts, with direct access to the scenic Wherryman's Way and the tranquil waters of the Norfolk Broads. Whether it's sailing from the local club or simply relaxing on the grassy riverbanks, Surlingham provides a perfect escape into nature.

Set on a plot approaching three quarters of an acre, the bungalow is approached via a generous shingle driveway, offering ample off-road parking and access to a timber outbuilding and the self-contained annexe. To the side and rear, paved terraces provide perfect spots for outdoor dining and relaxation, overlooking beautifully landscaped gardens with mature trees, established shrubs, and neatly kept lawns. The setting offers a high degree of privacy, creating a tranquil retreat immersed in nature.







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- VERSATILE FAMILY HOME
- CLOSE TO LOCAL AMENITIES
- AMPLE OFF-ROAD PARKING

- NORFOLK BROADS LOCATION
- BEAUTIFUL MATURE GARDENS
- WELL-PRESENTED THROUGHOUT

- SEVEN MILES TO CITY OF NORWICH
- SEPARATE SELF-CONTAINED ANNEXE
- PLOT APPROACHING THREE QUARTERS OF AN ACRE

The main entrance to the property opens into an enclosed porch, which leads through to a welcoming hallway. From here, separate internal doors provide access to a family bathroom, a utility room, and four bedrooms, including a main bedroom with en-suite and built-in wardrobe. To the rear of the property, a spacious kitchen/dining room flows seamlessly into an adjoining conservatory, offering an ideal space for entertaining or relaxing with views of the garden. The lounge, complete with double doors opening onto the rear terrace, further enhances the sense of light and connection to the outdoors. A generous loft space offers excellent storage potential or could be converted to create additional accommodation, subject to the necessary planning permissions.

Despite its idyllic setting, Surlingham is far from isolated. The village benefits from a well-regarded primary school, public houses, and all the advantages of being within the Norfolk Broads National Park. The historic city of Norwich lies just seven miles away, with easy access to both the Southern Bypass and the Northern Distributor Road, making travel around the city and further afield both quick and convenient.

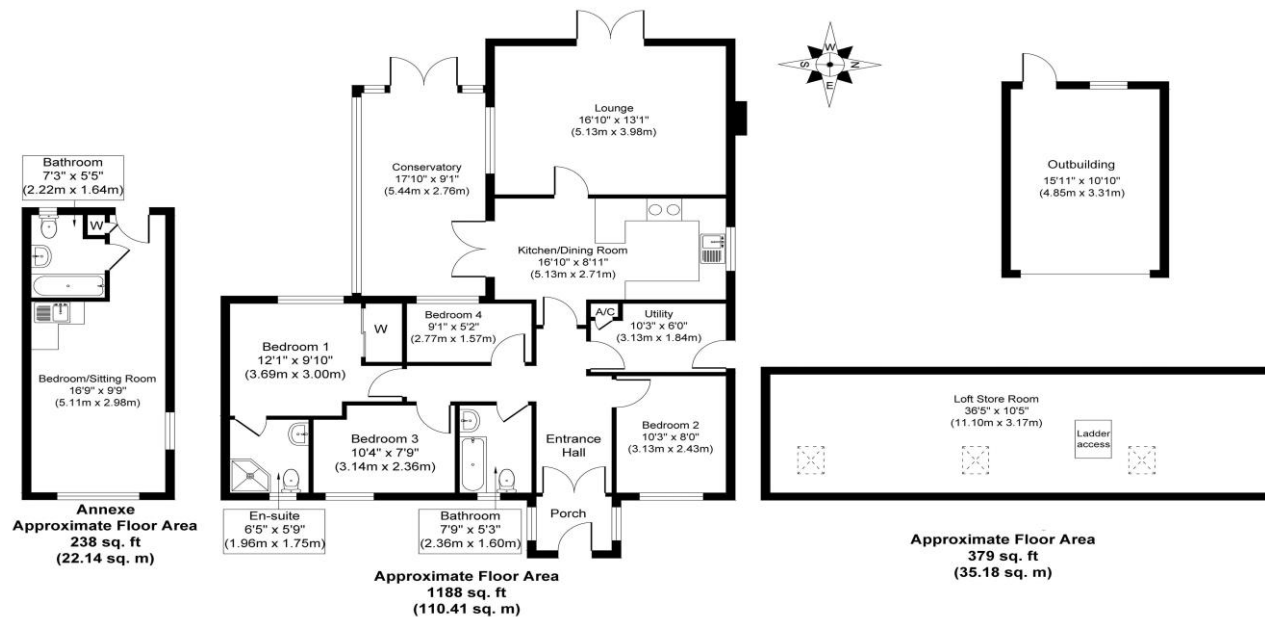






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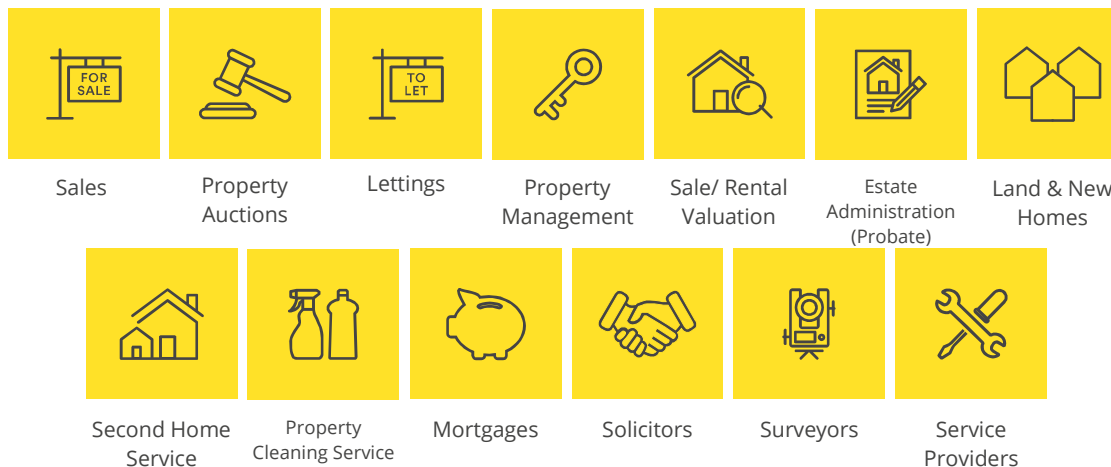


Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. 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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