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& HURRELL**

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Half Moon Cottage, 5 Upper Street, Horning, Norfolk, NR12 8NG

Half Moon Cottage offers an idyllic retreat—perfect as a family home or a peaceful countryside escape. Nestled in the charming hamlet of Upper Street near the sought-after Norfolk Broads village of Horning, the property enjoys a picturesque setting between Wroxham and Ludham. The area provides convenient access to a variety of local amenities, including a convenience store, primary school, village hall, recreational park, and a selection of welcoming pubs and eateries.

The cottage is set back from the road and approached via a shingled frontage offering off-road parking. A side passage leads through a timber gate into the beautifully landscaped rear garden. This private outdoor space boasts a tiered terrace ideal for alfresco dining, rising to a charming, low-maintenance cottage garden with outbuildings.

Half Moon Cottage welcomes you into a spacious, cottage-style kitchen and dining area, featuring tiled flooring and a useful storage room housing the oil-fired central heating boiler. A connecting door leads through to a cosy sitting room, complete with a snug and a convenient cloakroom—ideal for relaxed living and entertaining. Upstairs, a stepped landing gives access to a well-appointed family bathroom and three generously sized double bedrooms, one of which benefits from its own en-suite shower room. The property has been recently and tastefully redecorated throughout, blending charm and comfort in equal measure.

The cottage is further enhanced by its proximity to the vibrant riverside villages of Wroxham and Hoveton, widely known as the 'Capital of the Broads'. This picturesque region offers over eight five acres of scenic waterways and woodland, perfect for boating, walking, and wildlife watching. Enjoy a river cruise, dine in one of the many cafes or restaurants, or explore the renowned Roys department store—all just a short drive away.



Detached



House



Older



2 Bathrooms



2 Receptions



3 Bedrooms



Tax Band C

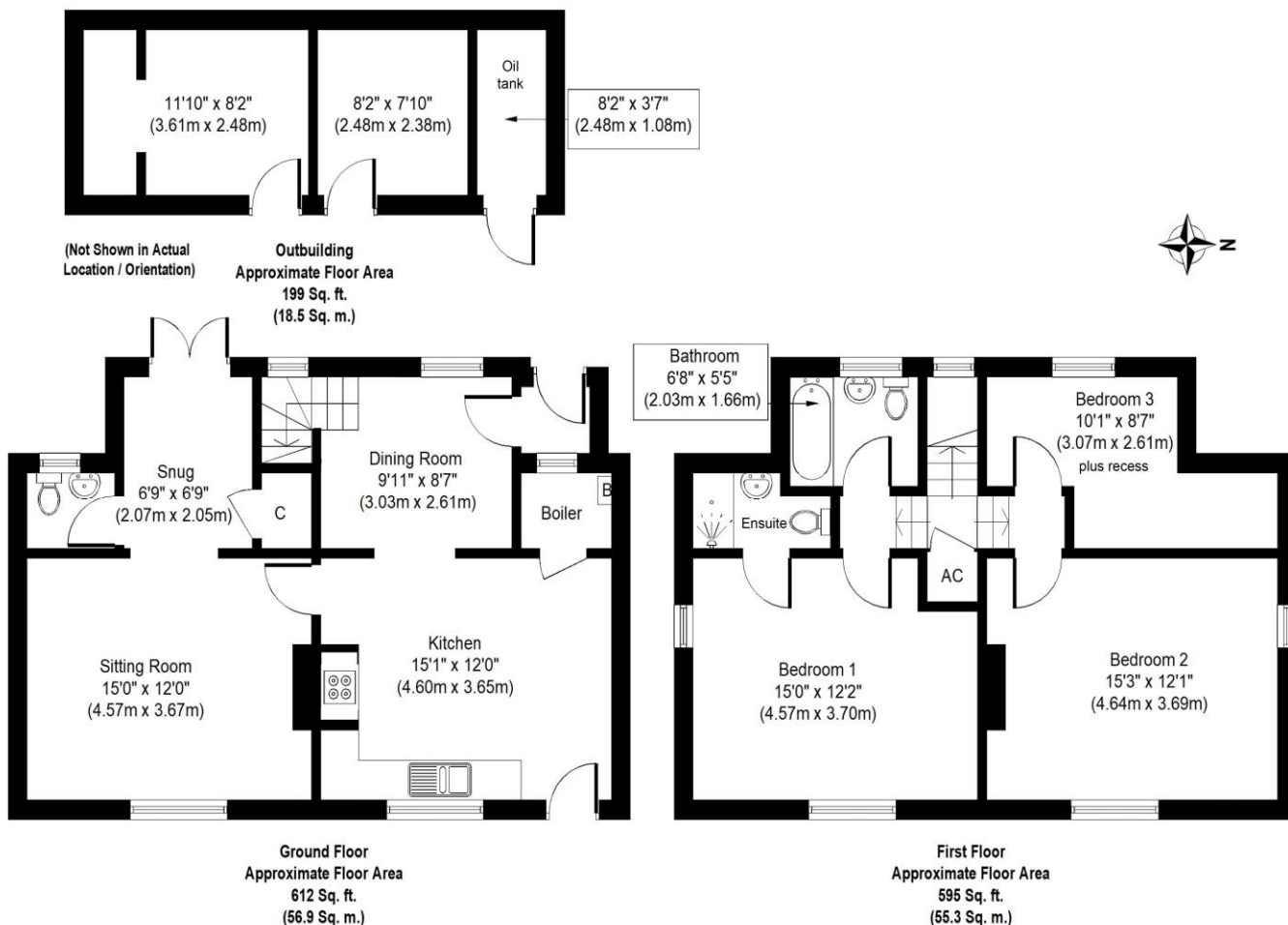


Off-Road
Parking



No
Garage





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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D		
39-54	E	45 E	
21-38	F		
1-20	G		

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