



**STOBART  
& HURRELL**

WE BRING PEOPLE AND PROPERTY TOGETHER ACROSS NORFOLK







6 Groves Bungalows, Upper Street, Horning, Norfolk, NR12 8NF

This vacant semi-detached bungalow, that would benefit from a programme of modernisation, presents a rare and exciting opportunity—whether you're a first-time buyer, property investor, or a family looking to create a dream countryside retreat or permanent home.

Nestled in the heart of the Norfolk Broads, on the outskirts of the picturesque village of Horning, the property enjoys a peaceful rural setting surrounded by open fields and woodland. Despite its idyllic seclusion, it remains conveniently close to local amenities, including the iconic Swan Inn and the charming Lower Street, home to a delicatessen, gallery, riverside cafés, and restaurants—all set just moments from the riverbank.

Tucked away at the end of a quiet no-through country lane, the bungalow is set well back from the road and approached via a paved pathway, flanked by generous wraparound gardens to the front, side, and rear. A collection of outbuildings—including a garage, storage sheds, and potting sheds—offers additional versatility and potential.

Inside, the accommodation includes an entrance hall, a family lounge, a kitchen with an adjoining conservatory overlooking the rear garden, a shower room, and three bedrooms—offering a blank canvas to update, redesign, or extend (subject to any necessary consents).

The location further enhances the appeal, with easy access to the nearby riverside villages of Wroxham and Hoveton—collectively known as the ‘Capital of the Broads’. This scenic area spans over 85 acres of navigable waterways, woodlands, and vibrant communities, making it ideal for boat trips, relaxed riverside dining, and browsing the renowned Roys department store.

Agents Note: Sale of the property is subject to the Grant of Probate.



Semi-Detached



Bungalow



Older



1 Bathroom



1 Reception



3 Bedrooms



Tax Band C

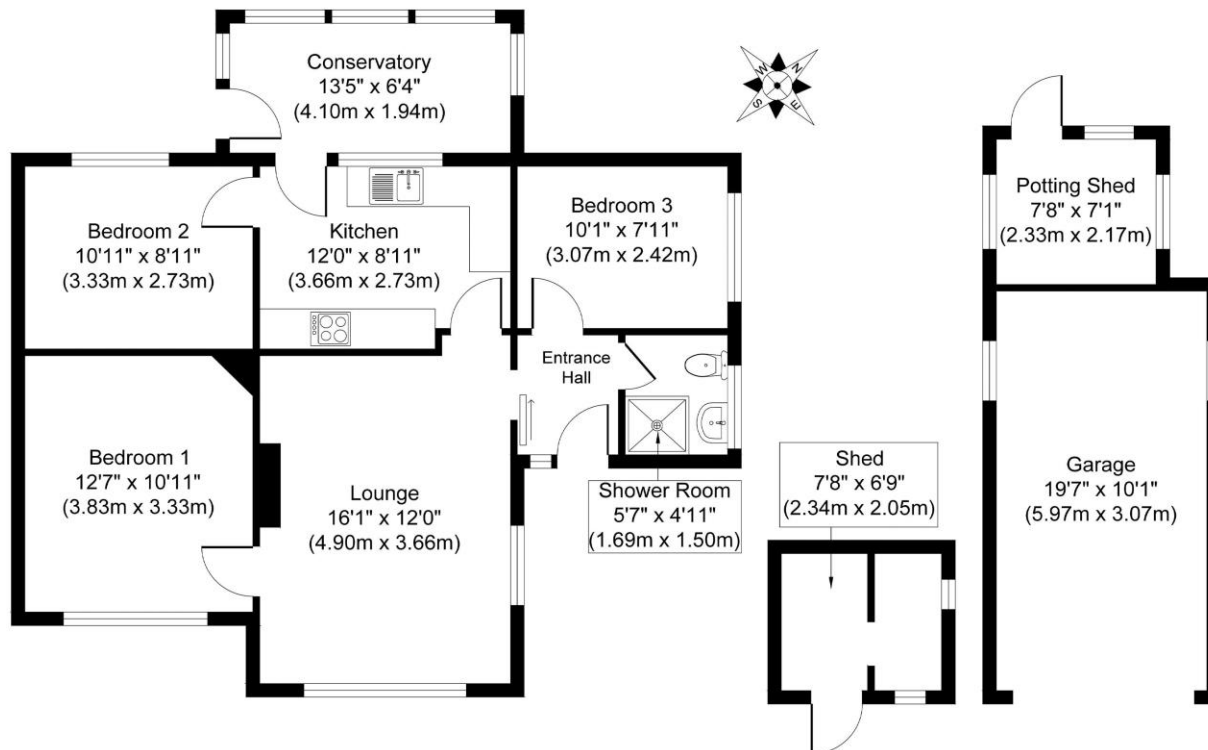


Parking



Garage





**Approximate Floor Area**  
**792 sq. ft**  
**(73.57 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. 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.

**Stobart & Hurrell**

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