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Flint Cottage, Frettenham Road, Horstead, Norfolk, NR12 7LB

Flint Cottage is a picture-perfect period home, believed to date back to the time when Horstead and neighbouring Coltishall flourished as thriving commercial centres, a heritage still reflected in the magnificent buildings that grace both villages today. Readily commutable from the historic city of Norwich, this beautifully presented property offers an idyllic country escape in the picturesque riverside village of Horstead.

This delightful brick and flint family cottage occupies a plot of around a quarter of an acre, and enjoying open meadow views to the front and a generous south-facing garden to the rear.

Approached through timber five-bar gates, a broad block-weave courtyard provides ample off-road parking and access to a tiled timber carport, sun terrace, and a brick outbuilding. A charming picket fence leads from the courtyard into an expansive lawned garden, featuring a circular block-weave sun terrace, a potted vegetable patch, and a young orchard, offering an idyllic outdoor retreat.





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- FOUR BEDROOMS
- SUN TERRACE & COURTYARD
- RIVERSIDE VILLAGE LOCATION

- GENEROUS SOUTH FACING GARDEN
- AMPLE OFF-ROAD PARKING & CARPORT
- PLOT AROUND A QUARTER OF AN ACRE

- BEAUTIFULLY PRESENTED PERIOD COTTAGE
- TWENTY MINUTES TO NORWICH & COASTLINE
- GATEWAY TO THE RENOWNED NORFOLK BROADS

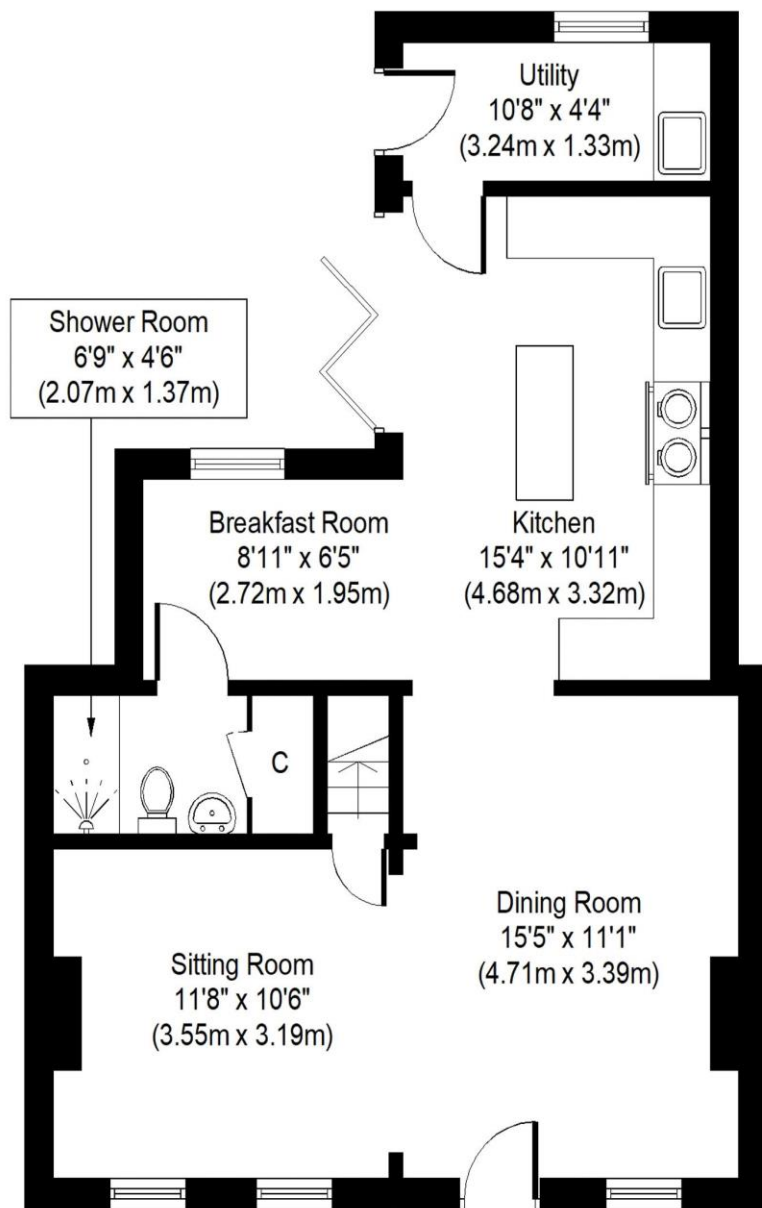
Inside, the cottage is full of character and warmth, retaining many period features while offering a practical layout for modern family living. The main entrance opens into a useful lobby and utility room, leading to a cottage-style kitchen with a breakfast area, shower room, and bi-fold doors opening to the sun terrace and courtyard. From here, the accommodation flows into a sociable dining room and a welcoming sitting room, complete with a feature fireplace, the perfect space to relax and unwind. Upstairs, a bright landing leads to a family bathroom and four bedrooms, completing the accommodation.

The lifestyle on offer at Flint Cottage is further enhanced by its superb setting, just a short stroll from the award-winning Recruiting Sergeant pub and restaurant, a local farm shop, and the Horstead Mill, where scenic riverside walks and water sports can be enjoyed. Across the bridge lies Coltishall's Georgian High Street, home to an Outstanding Primary School, doctor's surgery, Post Office, and the iconic riverside common with its popular cafés and waterside eateries.

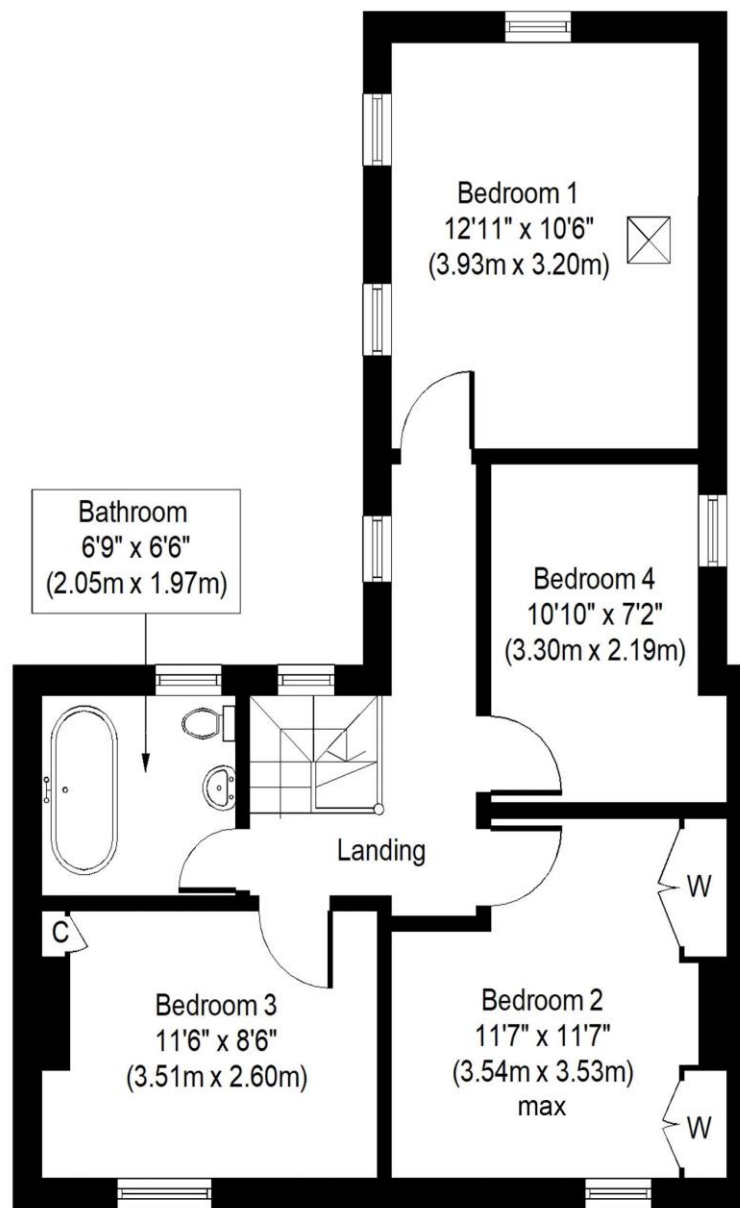




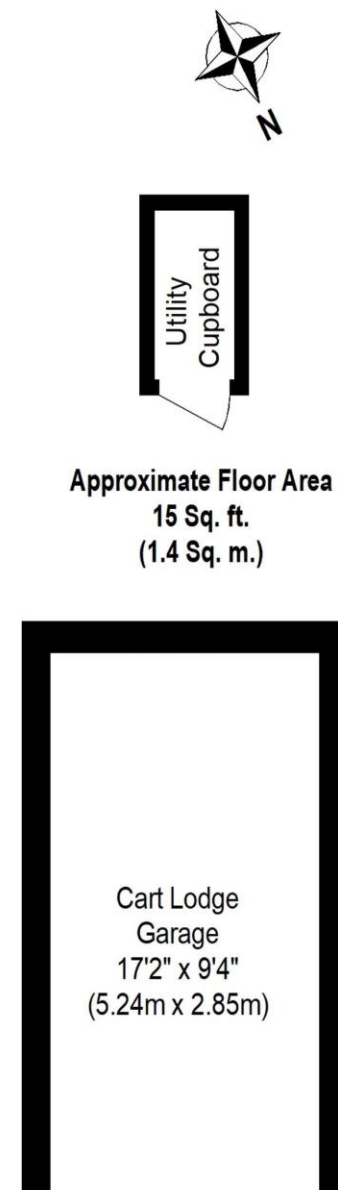
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Ground Floor
Approximate Floor Area
651 Sq. ft.
(60.5 Sq. m.)



First Floor
Approximate Floor Area
589 Sq. ft.
(54.7 Sq. m.)



Garage
Approximate Floor Area
161 Sq. ft.
(15.0 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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