



Horning Road, Woodbastwick - NR13 6HJ





## Horning Road

Woodbastwick, Norwich

Dating back to the 1850's the main house sits next to a 1730's BARN which is currently used as SELF CONTAINED HOLIDAY ACCOMMODATION/ANNEXE. Enjoying an UNRIVALED SETTING next to the St Fabian & St Sebastian CHURCH in the village, over 3060 Sq. ft (stms) of accommodation can be found across both dwellings, along with a 0.83 ACRE PLOT (stms). The BLEND of VICTORIAN and GEORGIAN ARCHITECTURE includes high ceilings, large windows and exposed timber beams, with the main property offering further annexe options, with FOUR RECEPTION ROOMS, 19' KITCHEN/BREAKFAST ROOM, utility room, W.C, THREE FIRST FLOOR BEDROOMS, en suite and family bathroom. The ANNEXE has been a SUCCESSFUL HOLIDAY COTTAGE, let intermittently over several years, including a 15' SITTING ROOM with a feature fire place, kitchen, shower room and TWO BEDROOMS. The GARDENS wrap around, arranged to create 'separate rooms' within the outside space, with clear separation between the main house and annexe. Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: E



- Beautiful Character Home in Rural Setting
- Self Contained Two Bedroom Annexe
- Approx. 0.83 Acre Plot (stms)
- Two Reception Rooms
- Open Plan Kitchen/Breakfast Room with Aga
- Up to Four Bedrooms & Study
- Wrap Around Gardens
- Double Car Port & Outbuildings

Nestled within walking distance of two different broads, Woodbastwick is a quaint village, situated in the heart of the Norfolk countryside. The focal point of Woodbastwick is its historic parish church, a graceful structure that adds to the village's character and is visible from this property. The landscape is dotted with traditional thatched cottages, along with the village pub - The Fur & Feather, where Woodfordes Brewery lies. A welcoming hub for locals and visitors alike, the brewery provides a taste of Norfolk hospitality and an opportunity to savour its popular Ales. Located only a few miles from both the centre of Norwich and the village of Hoveton/Wroxham, you'll never be far from your local amenities.

#### SETTING THE SCENE

High level hedging screens the property from the country lane, with a shingle driveway opening up, providing parking for the main property and separate parking alongside the barn for the annexe use. The church creates an attractive back drop as you pull in, with ample parking, turning space and parking under the car port. The gardens are extensively planted, with well stocked and planted borders which run adjacent to the pathway entrance where an ideal seating area creates the perfect space for morning coffee.



## THE GRAND TOUR

With an entrance in via the inviting kitchen/breakfast room, the accommodation includes the main formal sitting room, centred on a feature fire place and cast iron wood burner, whilst high ceilings and large windows via three aspects flood the room with natural light. The stairs are concealed to one corner, with a door leading out onto the garden via a patio. The formal dining room is carpeted and offers various uses, with other dining options in the kitchen and sitting rooms. The country style kitchen by 'Kestrel' - a local quality kitchen producer offers a warm and inviting space during the winter months, with the Aga sitting in a brick built fireplace, with extensive cupboards and curved edge units creating an island. Tiled flooring runs under foot, with dual aspect windows including views across to the Church, whilst various integrated appliances are included, along with a dresser style unit with solid wood work surfaces and a glazed display cabinet. The stable door into the utility room creates a separation, with further storage and space for laundry appliances. Doors take you to the front and rear, with the boiler cupboard tucked to one end. With annexe options, the family room leads off the utility and could be a ground floor bedroom, with a useful W.C, and a further study with garden access which could be a sitting room. Self contained access can be gained into the study if further independent living was required. Upstairs, three bedrooms, two doubles and one single lead off the landing, all with built-in wardrobes or bedroom furniture. The main bedroom enjoys use of an en suite with a shower over the bath and under floor heating, with the main family bathroom also including a shower.

## FIND US

Postcode : NR13 6HJ

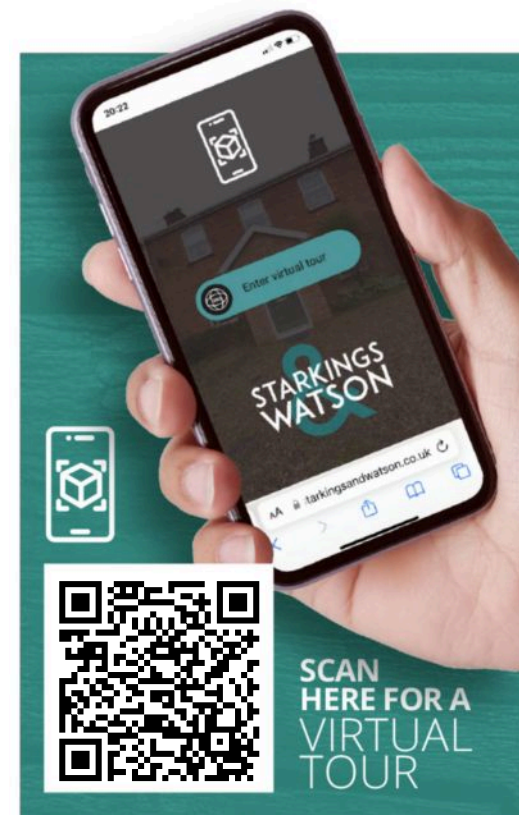
What3Words : ///erupts.stamp.haystack

## VIRTUAL TOUR

View our virtual tour for a full 360 degree of the interior of the property.

## AGENTS NOTE

The property benefits from solar panels with battery storage and a solar iBoost to heat the water. The AGA is LPG gas. Separate oil fired boilers can be found in the main property and annexe, but they share one oil tank. Each dwelling has its own electric, water supplies and mains drainage.









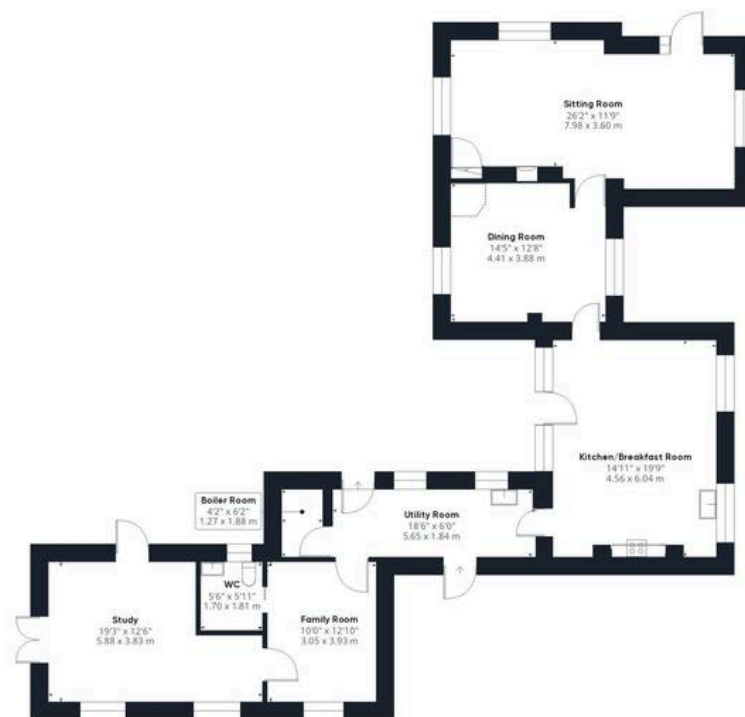


## THE GREAT OUTDOORS

The gardens wrap around the property and have been carefully designed to create separate rooms. With a mixture of working gardens and seating area, a private lawned garden can also be found to the side of the annexe, creating separation from the main property. To the side of the main property, a raised patio extends, with views over the garden and the church beyond - creating a peaceful and tranquil setting. Sweeping lawns and shingled beds run around with the garden, with well stocked planting. Various brick and flint sheds offer storage, with steps leading to the larger lawned section of the garden. With a beautiful Redwood tree standing tall, a wooded area and orchard can be found, with a working garden including a fruit cage with raspberries and strawberries. A stunning greenhouse from the RHS Chelsea Flower Show creates a beautiful working space.



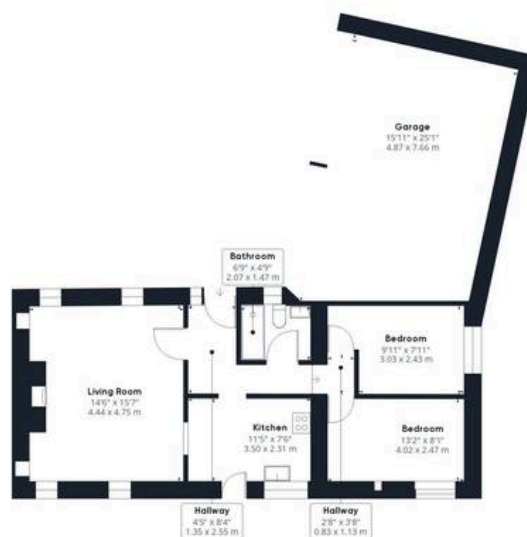




Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2

Approximate total area<sup>(1)</sup>

3060.61 ft<sup>2</sup>

284.34 m<sup>2</sup>

Reduced headroom

9.9 ft<sup>2</sup>

0.92 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom

Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360





## Starkings & Watson Hybrid Estate Agents

2 Cucumber Lane, Brundall - NR13 5QY

01603 336556 • [brundall@starkingsandwatson.co.uk](mailto:brundall@starkingsandwatson.co.uk) • <http://starkingsandwatson.co.uk>

Disclaimer: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.