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Laurels Farmhouse

Worstead, NR28

“A most attractive Georgian home in a highly desirable North Norfolk village.”

From our agent



A Georgian Country Home in the Heart of the Village

Rich in heritage and brimming with charm, Laurels Farmhouse is a most attractive Georgian residence set within the picturesque village of Worstead. With its handsome grey-brick façade, symmetrical design and original sash windows, this elegant home epitomises classic Georgian architecture. To the rear, a separate two-storey one-bedroom cottage offers exceptional versatility, ideal as an annexe, guest accommodation, or holiday let.

A Timeless Family Farmhouse

Laurels Farmhouse offers a lifestyle rooted in history, yet comfortable for modern living. The main house features two, light-filled front reception rooms, both with feature fireplaces, original sash windows and typical ceiling heights of this period.

To the rear, the kitchen and scullery provide a traditional heart to the home, while a ground floor home office and shower room add functionality for today's living. A dry cellar below adds excellent storage or potential as a wine cellar or hobby space.

Original stairs rise to the first floor, where four well-proportioned bedrooms and a generous family bathroom are arranged around a bright and airy landing, preserving the elegance of the home's period layout.

Separate Cottage with Endless Possibility

Discreetly attached to the rear of the main house, the cottage offers self-contained accommodation across two storeys. A private entrance leads into a ground floor living area and kitchen, with a double bedroom and shower room above. Whether used for multigenerational living, income as a holiday let, or guest overflow, this space is a rare and valuable addition.

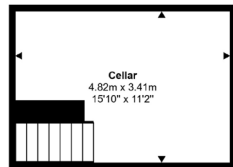
Walled Gardens and Productive Grounds

The grounds surrounding Laurels Farmhouse are as enchanting as the home itself. Mature walled gardens provide structure and privacy, with a striking original conservatory bursting with grapevines. A small fruit garden offers seasonal produce, and a range of useful outbuildings enhances the home's appeal for those who enjoy gardening, hobbies, or working from home.

These include a sizeable workshop, a brick-built home office, a traditional laundry room and a gardener's WC, each space offering practicality with charm.

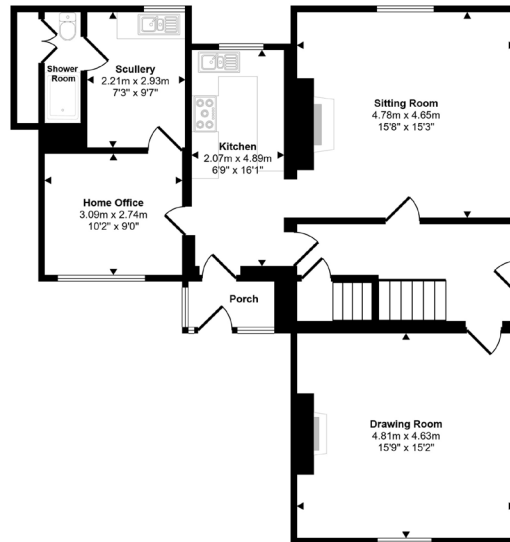






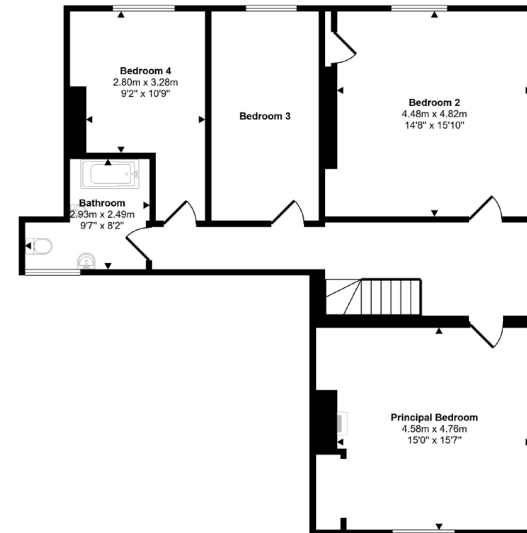
Cellar
Approx 16 sq m / 177 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



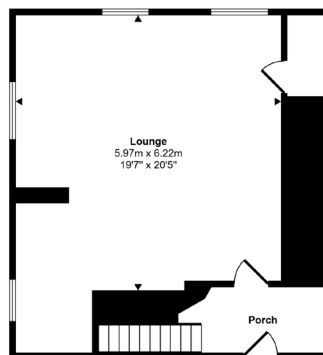
Ground Floor
Approx 93 sq m / 1000 sq ft

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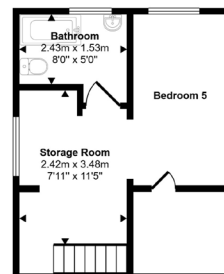
First Floor
Approx 97 sq m / 1045 sq ft

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Approx 53 sq m / 568 sq ft

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Approx 27 sq m / 294 sq ft

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A Village of Heritage and Community

Set in the heart of Worstead, a historic village renowned for its weaving heritage and annual summer festival, Laurels Farmhouse enjoys a peaceful yet well-connected location. The village offers a strong sense of community, a charming pub, a beautiful medieval church, and access to the surrounding countryside via quiet lanes and walking routes.

Worstead Station provides direct rail access to Norwich and North Walsham, placing the coast and city within easy reach.

Schools

Worstead and the surrounding area offer an excellent range of schooling options. Worstead Church of England Primary School is a short distance from the property and highly regarded locally. Secondary education is available in North Walsham High School, just a few miles away, while Paston College and independent schools in Norwich such as Norwich School and Langley School offer further options for families seeking academic variety. School transport routes serve the area, and easy access to Norwich enhances the educational choices available.



Our agent's view

“Laurels Farmhouse is one of those rare homes that offers something for everyone. The Georgian elegance, the flexibility of the separate cottage, and the charm of the walled gardens and outbuildings all come together to create a lifestyle property with genuine versatility.”

Samuel Le Good | Partner



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Agent's Details



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