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WE BRING PEOPLE AND PROPERTY TOGETHER ACROSS NORFOLK



## Fairfield, Honeycombe Road, Salhouse, Norfolk, NR13 6JP

Fairfield is a detached home offered with no onward chain, enjoying a secluded rural setting surrounded by a patchwork of open fields between the Broadland villages of Salhouse and Little Plumstead. Local village amenities include a primary school, recreational ground, village hall, and the popular The Stag public house, contributing to the area's welcoming community feel.

Owned by the same family for many years, the property is now ready for its next chapter and offers an excellent opportunity to create a wonderful family home or a peaceful countryside retreat for those seeking a quieter pace of life.

Set within a plot of approximately a quarter of an acre, the property is approached via a gravel driveway providing off-road parking and access to a detached double garage with useful first-floor storage. A gated entrance leads into a generous and neatly maintained lawn garden bordered by mature shrubs and trees, complemented by a greenhouse and a paved terrace ideal for outdoor seating and entertaining.

Inside, the property would benefit from a programme of modernisation, presenting a fantastic opportunity to update and personalise. An enclosed porch opens into a central hallway providing access to a bathroom and a kitchen/dining room with adjoining utility room and separate W.C. A third bedroom and a spacious dual-aspect lounge both feature attractive bay windows, with the lounge further enhanced by a feature fireplace. Double doors connect the lounge to a separate dining room, which in turn leads back through to the kitchen, creating a practical flow to the living spaces. Upstairs, there are two well-proportioned double bedrooms, both benefiting from built-in storage.

The property is further enhanced by its proximity to the waters and natural beauty of Salhouse Broad, located approximately two miles away. This beautiful 32-acre broad is surrounded by woodland and fen and is renowned for its abundant wildlife. The historic city of Norwich lies less than six miles to the south-west, offering extensive shopping, restaurants, cultural attractions, and mainline rail connections.

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



Detached



House



Older



1 Bathroom



2 Receptions



3 Bedrooms



Tax Band E



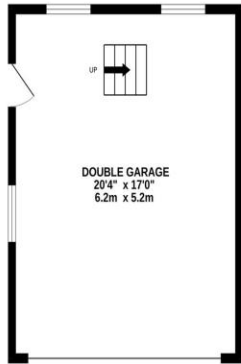
Off-Road  
Parking



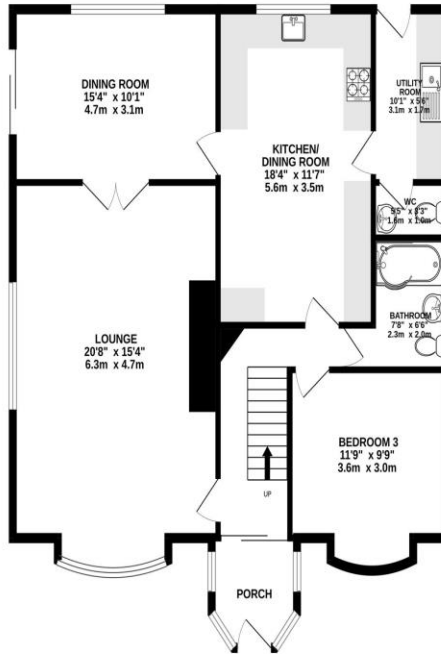
Double Garage



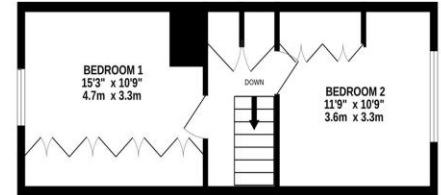
GARAGE  
345 sq.ft. (32.0 sq.m.) approx.



GROUND FLOOR  
1042 sq.ft. (96.8 sq.m.) approx.



1ST FLOOR  
323 sq.ft. (30.0 sq.m.) approx.



GARAGE FIRST FLOOR  
209 sq.ft. (19.4 sq.m.) approx.



TOTAL FLOOR AREA : 1919 sq.ft. (178.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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. 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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		73 C
55-68	D		
39-54	E	47 E	
21-38	F		
1-20	G		

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