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# The Cottage, The Common, Honing, Norfolk, NR28 9PQ

A beautifully renovated three-to-four-bedroom detached cottage, offered with no onward chain, occupying a generous corner plot approaching a quarter of an acre on the edge of Honing Common, within the sought-after North Norfolk village of Honing. Surrounded by open countryside, picturesque canals, and the tranquil waterways that lead towards the Norfolk Broads, the setting perfectly combines rural charm with modern convenience.

Set back from the road, The Cottage is approached via a shingle driveway providing ample off-road parking, together with access to a garage and an impressive collection of brick outbuildings. These versatile spaces offer excellent potential for ancillary accommodation, a home office, studio, or even a holiday let business, subject to the necessary planning permissions. To the front, the property enjoys an attractive lawned garden bordered by mature shrubs and trees, creating a welcoming approach.





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- NO ONWARD CHAIN
- DETACHED COTTAGE
- RECENTLY RENOVATED

- OPEN PLAN KITCHEN/DINER
- RENOVATED OUTBUILDINGS
- OFF-ROAD PARKING & A GARAGE

- PLOT APPROACHING ¼ OF AN ACRE
- NORFOLK BROADS VILLAGE LOCATION
- THREE TTO FOUR BEDROOMS, ONE WITH EN-SUITE

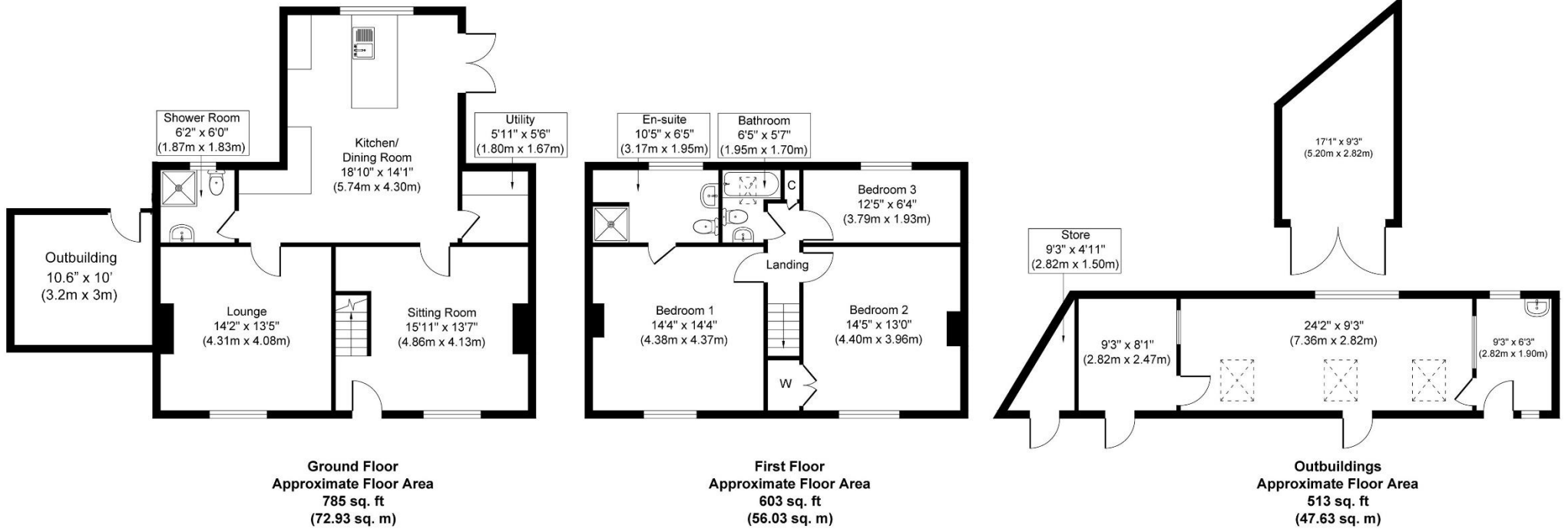
Internally, the property has been comprehensively transformed to create stylish, ready-to-move-into accommodation ideally suited to modern family living. The ground floor offers two characterful reception rooms, one featuring an attractive fireplace, alongside a stunning open-plan kitchen and dining room designed as the heart of the home. A separate utility room and contemporary shower room add further practicality. Double doors from the kitchen open directly onto a paved terrace, seamlessly blending indoor and outdoor living and providing the perfect setting for alfresco dining and entertaining. Upstairs, there are three well-proportioned bedrooms and a modern family bathroom, with the principal bedroom benefiting from an en-suite shower room and a further bedroom featuring built-in storage.

The Cottage is further enhanced by its convenient location, approximately five miles from the market town of North Walsham, where a wide range of amenities can be found, including independent shops, supermarkets, cafés, restaurants, a petrol station, and rail links to Norwich and the sandy North Norfolk coastline at Cromer and Sheringham.





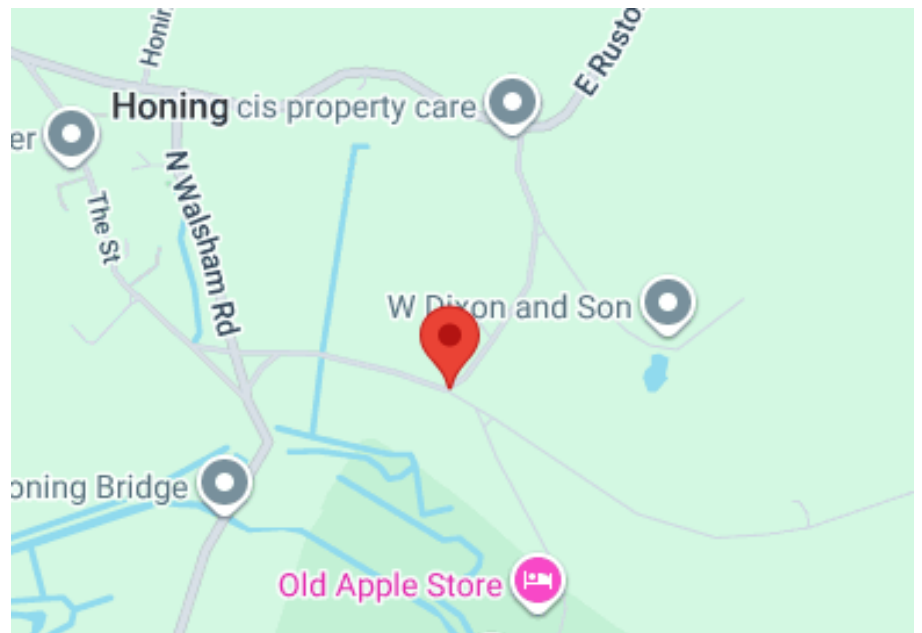
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Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements 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.



Score	Energy rating	Current	Potential
92+	<b>A</b>		
81-91	<b>B</b>		<b>81 B</b>
69-80	<b>C</b>		
55-68	<b>D</b>		
39-54	<b>E</b>	<b>48 E</b>	
21-38	<b>F</b>		
1-20	<b>G</b>		





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Second Home Service	Property Cleaning Service	Mortgages	Solicitors	Surveyors	Service Providers	



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