



14 Honing Row, Worstead  
North Walsham

Minors & Brady



# 14 Honing Row

Worstead, North Walsham

Located within the well-regarded North Norfolk village of Worstead, this charming chain-free terraced cottage dating back to circa 1820 has been thoughtfully renovated to create a contemporary interior that still celebrates its character, including exposed beams and a brick-built fireplace with a dual-fuelled wood burner. The home offers a spacious, light-filled front lounge with open field views, a well-designed kitchen with integrated appliances including a washing machine and dishwasher, and a natural light-filled sun room with underfloor heating and views toward the village church. Upstairs are two well proportioned bedrooms and a modern shower room with a useful airing cupboard, while outside, the south facing enclosed rear garden provides porcelain patio seating areas, artificial lawn for easy maintenance, and access to a detached garage with private parking to the rear, along with public off road parking to the front, all set within open North Norfolk countryside and a strong village community atmosphere.

## Location

Honing Row sits within the well-regarded village of Worstead, a popular North Norfolk location known for its strong community feel and attractive rural setting. The village offers a primary school, village hall, church, local pub and rail station, providing convenient links to Norwich and the wider region. Open countryside and quiet lanes surround the area, ideal for walking and outdoor pursuits, while the historic market town of North Walsham is close by for a wider range of shops, supermarkets and everyday services. The North Norfolk coast, including sandy beaches and coastal villages, is also within easy reach, making this an appealing spot for village living with excellent access to amenities and transport links.





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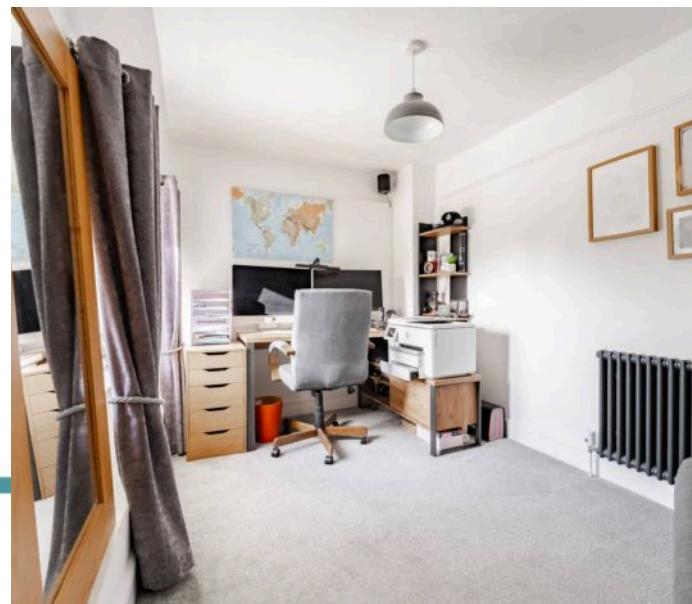
## Honing Row, Worstead

Stepping inside, you enter directly into the lounge, a welcoming and well-presented space that creates a smart first impression. This generously proportioned, light-filled room is enhanced by attractive flooring and a brick-built fireplace fitted with a dual-fuelled wood burner, which forms a strong focal point. The lounge offers an excellent sense of comfort and quality, with ample space for seating and everyday living while enjoying open field views to the front.

To the rear, the kitchen is a true highlight and has been finished to a high standard, fitted with striking high gloss red cabinetry, solid wood work surfaces, tiled splashbacks and integrated including a Samsung oven, Neff induction hob, extractor, along with an integrated washing machine and dishwasher. A Belfast-style sink sits beneath a window, with the kitchen arranged to make the most of space and presentation, remaining both practical and visually impressive.

The kitchen flows through into the sun room, which provides a refined additional living or dining space, benefiting from underfloor heating and extensive glazing. This room enjoys attractive views across the rear garden toward the church, creating a standout area that can be enjoyed throughout the year.

Upstairs, the first-floor landing gives access to two well-sized bedrooms. The main bedroom is a generous double, offering ample floor space for freestanding furniture, and pleasant views over open fields to the front, creating a peaceful and premium outlook. The second bedroom, also a generous double, is currently arranged as a home office yet remains well-suited as a guest bedroom or nursery, allowing flexibility of use.



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The shower room is finished in a modern and stylish manner, comprising a white suite with WC and vanity unit, a large curved glass shower enclosure with an Aqualisa power shower, bold tiled detailing, and a window that provides natural light and ventilation, along with a useful airing cupboard. The loft has been professionally boarded with a loft ladder, providing valuable additional storage space or extension potential.

Outside, the south-facing rear garden is fully enclosed and has been thoughtfully arranged to create a high-quality outdoor setting. A porcelain tiled patio provides an excellent seating area, complemented by artificial grass for ease of maintenance and year-round use, with established planting adding structure and interest. The garden enjoys a good level of privacy and looks out toward the church beyond the boundary, enhancing the overall setting.

To the rear is access to a detached garage with a roller door, alongside private parking and car port. Additional parking is always available in the bays opposite the property.

### Agents notes

Sold freehold, connected to mains services, water, electricity and drainage.

LPG Central Heating

Council Tax Band- A



**M&B**

Ground Floor  
646 sq.ft. (60.0 sq.m.) approx.

1st Floor  
324 sq.ft. (30.1 sq.m.) approx.



Sqft Includes Garage

TOTAL FLOOR AREA : 970 sq.ft. (90.1 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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