



Vicarage Cottage
Church Street | Horsford | Norfolk | NR10 3DB

HEAVEN SENT



The setting of this spacious period cottage is divine.
At the end of a long drive, hidden from the road and completely private, it's positioned past the pretty parish church,
so it's incredibly secluded and peaceful and benefits from glorious views.
You feel as though you're in the countryside, yet you're part of a friendly community,
near the airport and the Broadland Northway.



KEY FEATURES

- A Spacious Period Cottage situated down a Long Drive with Views of the Church in the Village of Horsford
- Five Versatile Bedrooms and Three Bath/Shower Rooms
- The Principal Bedroom benefits from an En-Suite
- Kitchen/Breakfast Room with Separate Utility
- Sitting/Dining Room with Vaulted Ceiling and Wood Burner
- Single Garage and Driveway providing Plenty of Parking
- Enclosed Rear Garden with Views of the Church
- The Accommodation extends to 1,736 sq.ft
- Energy Rating: D

The cottage is Victorian in its oldest parts but was completely renovated around 10 years ago, so you have the benefits of a modern home with the character of a period property. Bright and welcoming, it's unusually versatile - a home that effortlessly adapts to your needs at every stage of life. There's a generous private garden and although you feel tucked away from it all, you're actually in one of the most active and well-served villages in the area, perfectly placed for access to main roads, transport links, the airport, the Broads and the coast.

Moving With The Times

The property began life as a small cottage with cart shed and stables to service the vicarage for the neighbouring church. What is today the study, the kitchen and two first floor bedrooms form the oldest parts. It was later converted into a larger cottage incorporating the cart shed and stables and has been in its current ownership for almost 30 years. The owners worked with an experienced local builder to carry out a complete renovation around a decade ago, stripping everything back, with new tiles and timbers for the roof, new plumbing and electrics, a new boiler and more. Whilst doing this, they took the opportunity to add underfloor heating to much of the ground floor, a garage with electric doors, works to the garden including the addition of a pretty pergola and more besides. The result is a home that has the comfortable feel of a period property without the maintenance!

Meeting Every Need

One of the many wonderful things about this home is its versatility. On the ground floor, you have a fabulous principal bedroom suite with luxurious bathroom, complete with walk-in shower and feature freestanding bath. This is perfect for parents wanting a bedroom well away from their children, or as a guest suite, or for anyone with limited mobility.





KEY FEATURES

There's a further bedroom, with a beautiful vaulted ceiling, and a shower room on the ground floor too, plus a room currently used as a study and home office, which would make a great playroom or fifth bedroom. It's a really good size too. The kitchen is a lovely sociable space, with double doors to the main reception, so these can function as one enormous room when you're entertaining. The sitting room is spectacular - it's huge so you have space for seating and dining, it has a fireplace with a log burner that keeps it all warm in winter, whilst the dual aspect and doors to the garden allow the light to flood in throughout the seasons. There's a good size utility room, again with access to the garden, then upstairs you have two further double bedrooms and a shower room. This is a home that grows with you, effortlessly rising to every occasion and adapting to your changing needs over the years.

Perfectly Positioned

As you explore the outside space you'll see the garden is a really good size and incredibly private. You're set at the end of a long drive, hidden from the road and from passers by, and you look out over the historic village church, so the surroundings are truly lovely. You feel as though you're away from it all here, but you're part of an active and popular village. There's a supermarket, school, pubs, takeaways, a Post Office and more, all within walking distance. You can walk your dog along one of the many footpaths, or even around the country park at the other end of the village. You're close to the Broadland Northway, which makes it easy to get out and about, whether you're heading to the airport, the centre of Norwich, to the Broads or up to North Norfolk for a day at the coast. You can easily explore the charming market towns of Aylsham and Holt, or visit Blickling or Felbrigg. Living here gives you the perfect balance of ease and accessibility with peace and privacy.





























INFORMATION



On The Doorstep

The property is conveniently located in the village of Horsford just 10 minutes from Norwich city centre. The village of Horsford boasts its own primary school, village hall, GP surgery and chemist, with a renowned Indian restaurant and takeaway down the road, a Chinese, fish and chip shop, pub, supermarket, butchers and bakery.

How Far Is It To?

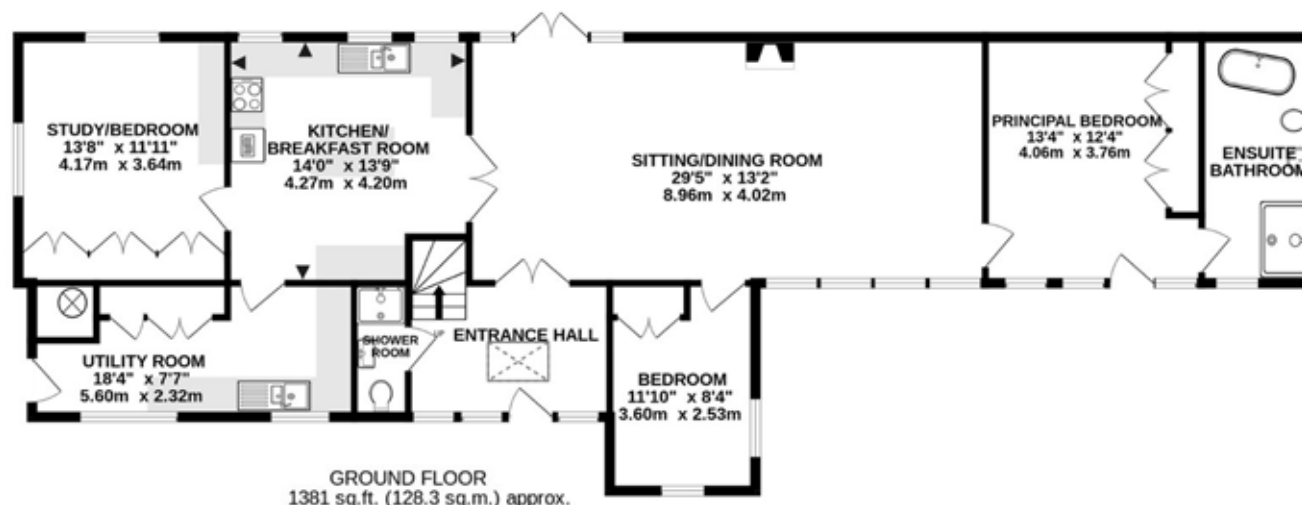
Horsford is approximately 6 miles north of Norwich with its wide range of cultural and leisure facilities including Chapelfields shopping centre, cinemas and theatres. There are also a number of very good schools in both the state and private sectors. There is an International Airport on this side of Norwich, while a main line railway station in the city centre offers direct links to London Liverpool Street with a fastest journey time of 1 hour 30 minutes. Wroxham and the Norfolk Broads can be found approximately 10 miles to the east offering various tourist and water activities.

Directions

Proceed out of Norwich on the Cromer Road (A140) At the roundabout, take the 2nd exit onto the Broadland Northway/A1270 slip road to Holt/Horsford/B1149. At the roundabout take the 3rd exit onto Brewery Lane and at the next roundabout take the first exit onto Holt Road/B1149. Take the next turning on your right onto Church Street and then take the turning on your left hand side down past the side of the church. Follow this tree lined lane to the very end, where you will then find Vicarage Cottage.

Services, District Council and Tenure

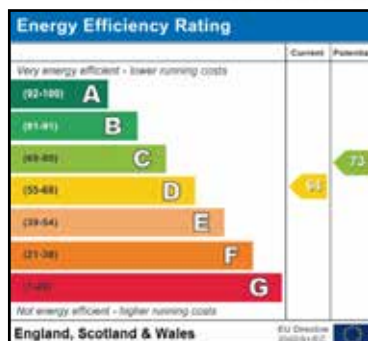
Gas Central Heating, Mains Water, Private Drainage via Treatment Plant
Superfast Broadband Available - vendor uses BT
Mobile Phone Reception - varies depending on network provider
Please see www.checker.ofcom.org.uk - for Broadband/Mobile availability
Broadland District Council - Council Tax Band C
Freehold



OUTBUILDING
221 sq.ft. (20.5 sq.m.) approx.

MAIN HOUSE
TOTAL FLOOR AREA : 1736sq.ft. (161.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, all measurements are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only. www.norfolkpropertyphotos.co.uk
Made with Metropix ©2026



Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property.

For a free valuation, contact the numbers listed on the brochure.





FINE & COUNTRY

Fine & Country is a global network of estate agencies specialising in the marketing, sale and rental of luxury residential property. With offices in the UK, Australia, Egypt, France, Hungary, Italy, Malta, Namibia, Portugal, South Africa, Spain, The Channel Islands, UAE, USA and West Africa we combine the widespread exposure of the international marketplace with the local expertise and knowledge of carefully selected independent property professionals.

Fine & Country appreciates the most exclusive properties require a more compelling, sophisticated and intelligent presentation - leading to a common, yet uniquely exercised and successful strategy emphasising the lifestyle qualities of the property.

This unique approach to luxury homes marketing delivers high quality, intelligent and creative concepts for property promotion combined with the latest technology and marketing techniques.

We understand moving home is one of the most important decisions you make; your home is both a financial and emotional investment. With Fine & Country you benefit from the local knowledge, experience, expertise and contacts of a well trained, educated and courteous team of professionals, working to make the sale or purchase of your property as stress free as possible.

THE FINE & COUNTRY
FOUNDATION

Fine & Country Foundation, charity no. 1160989

Striving to relieve homelessness.

To find out more please visit fineandcountry.com/uk/foundation



follow Fine & Country Norwich on



Fine & Country Norwich
12-14 Queen Street, Norwich, Norfolk, NR2 4SQ
01603 221888 | norwich@fineandcountry.com

