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Half Moon Barn, Upper Street, Horning, Norfolk, NR12 8NG

Half Moon Barn is a charming four-bedroom detached thatched barn conversion, blending rustic character with versatile modern living. Retaining many of its original features, this unique home offers an idyllic retreat — equally suited as a full-time family residence, multi-generational living, or a tranquil countryside escape. Tucked away in the peaceful hamlet of Upper Street, near the sought-after Norfolk Broads village of Horning, the property enjoys a picturesque setting between Wroxham and Ludham. Everyday amenities are close at hand, with a convenience store, primary school, village hall, recreational park, and a choice of welcoming pubs and eateries nearby.

Set on a generous plot of more than half an acre, Half Moon Barn is approached via a meandering shingle driveway that opens into a spacious frontage, providing ample off-road parking and access to a double garage with adjoining storage rooms. To the front, a neatly kept lawn is framed by mature trees and features a large pond, currently drained but easily recommissioned to create a striking focal point. To the side, a private paved terrace and summer house offers the perfect spot for outdoor seating and entertaining, leading onto an additional lawned garden and BBQ shelter. Beyond, a gated entrance opens to rented allotments, with far-reaching views stretching towards the river.





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- OPEN-PLAN LIVING SPACE
- CLOSE TO LOCAL AMENITIES
- DETACHED BARN CONVERSION

- WELL-PRESENTED THROUGHOUT
- PLOT EXCEEDING HALF OF AN ACRE
- FOUR BEDROOMS, TWO WITH EN-SUITE

- OFF-ROAD PARKING & DOUBLE GARAGE
- VERSATILE & SPACIOUS ACCOMMODATION
- RE-THATCHED PROPERTY (2019), WITH ORIGINAL FEATURES

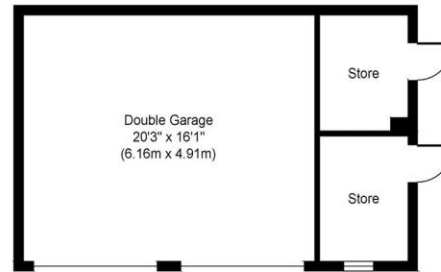
Inside, a spacious reception and dining hall creates a striking first impression and flows into the principal living spaces. The family lounge, with its feature fireplace and double doors to the garden, offers a warm and inviting hub, while the generous kitchen/breakfast and family room provides an ideal space for entertaining, with further access to the rear garden. An inner hallway leads to a utility, bathroom, and two ground-floor bedrooms, offering excellent flexibility for guests or single-level living. Upstairs, a broad landing doubles as the perfect study or home office, leading to two further double bedrooms, each with en-suite facilities, built-in storage, and dressing areas.

The appeal of Half Moon Barn is further enhanced by its enviable location, close to the vibrant riverside villages of Wroxham and Hoveton, often described as the Capital of the Broads. This picturesque region offers over 85 miles of scenic waterways and woodland, perfect for boating, walking, and wildlife watching. Residents can also enjoy river cruises, dining in waterside cafés and restaurants, or browsing the renowned Roys department store, all just a short drive away.

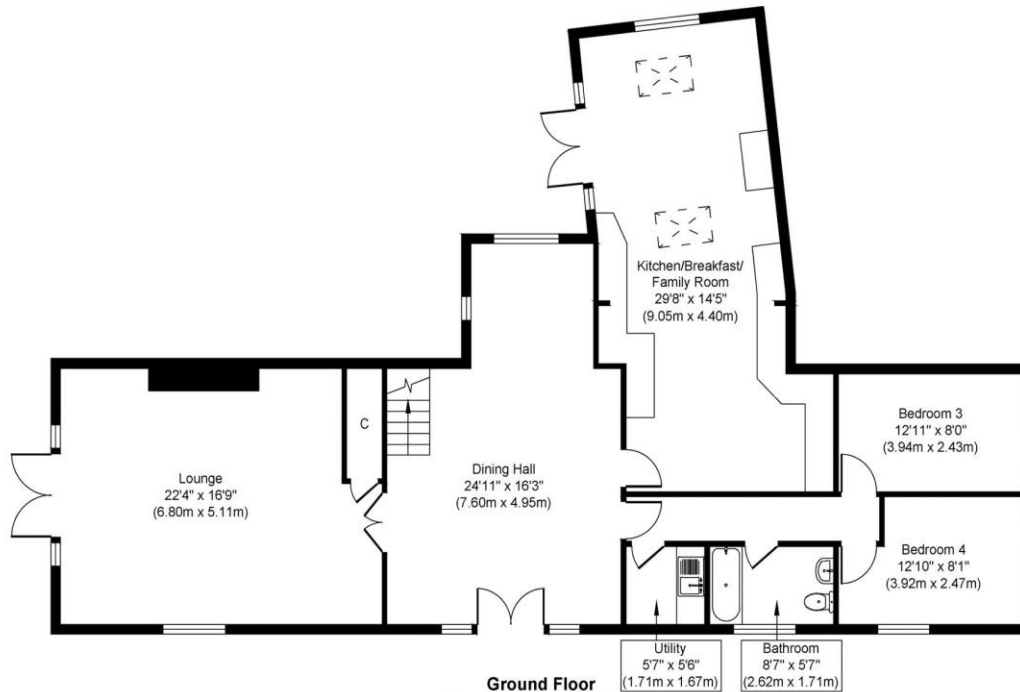




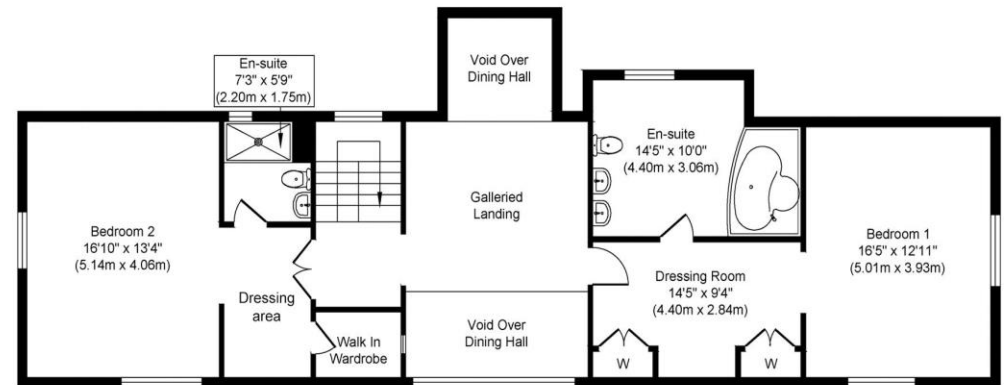
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Garage
Approximate Floor Area
430 sq. ft
(39.91 sq. m)



Ground Floor
Approximate Floor Area
1469 sq. ft
(136.44 sq. m)



First Floor
Approximate Floor Area
1068 sq. ft
(99.19 sq. m)

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+	A		
81-91	B		
69-80	C		70 C
55-68	D	55 D	
39-54	E		
21-38	F		
1-20	G		





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Stobart & Hurrell

Unit 3A, Station Business Park, Horning Road West, Hoveton, Norfolk NR12 8QJ

www.stobarthurrell.co.uk

enquiries@stobarthurrell.co.uk

01603 782 782

