



New Barn Cottages Honing Road, Dilham - NR28 9PR

**STARKINGS
& WATSON**

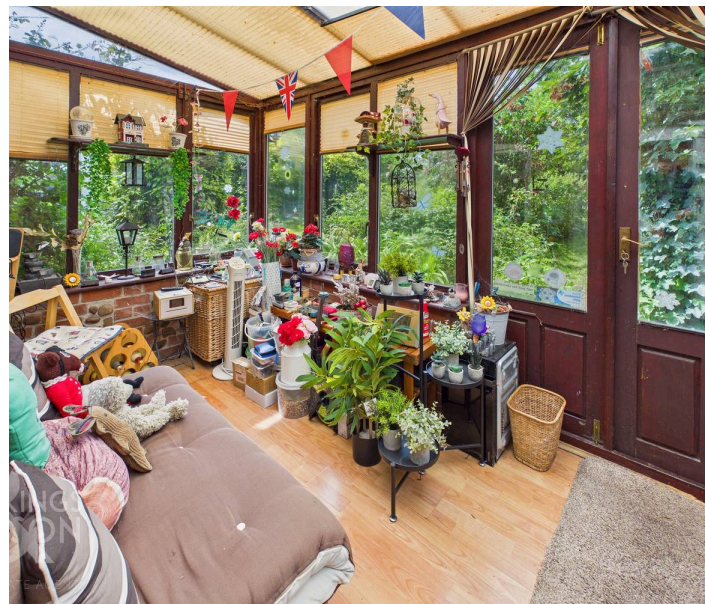
HYBRID ESTATE AGENTS



New Barn Cottages Honing Road

Dilham, North Walsham

Tucked away within a CHARMING VILLAGE SETTING, this CHARACTERFUL PERIOD COTTAGE offers a harmonious blend of classic features and modern enhancements, creating a truly special home. Upon entering, you are welcomed into the SITTING ROOM adorned with EXPOSED WOODEN BEAMS and a COSY MULTI-FUEL BURNER, perfect for relaxing evenings. The property's thoughtful layout flows into a fitted KITCHEN, which seamlessly leads into a VERSATILE UTILITY/HOBBY ROOM (ideal for creative pursuits or practical storage). TWO DOUBLE BEDROOMS provide comfortable accommodation, each benefitting from easy access to a THREE PIECE SHOWER ROOM, ensuring convenience for both residents and guests. The cottage boasts a host of modern upgrades, including an AIR SOURCE HEAT PUMP and SOLAR PANELS (fitted circa. 2025 for enhanced energy efficiency), as well as UPDATED ELECTRICS with a NEW FUSE BOARD installed in 2022, offering peace of mind and a modern touch to the property's functionality. Backing onto OPEN FARMED FIELDS,



this inviting home enjoys a wonderful sense of privacy while remaining within easy reach of the COAST and excellent transport links to NORWICH with the plot reaching approx. 0.14 ACRES featuring mature borders, vibrant planted beds and open lawn spaces.

Council Tax band: A

Tenure: Freehold

- Characterful Period Cottage Backing Onto Farmed Fields
- Quaint Village Setting With Easy Access To The Coast & Wider Links To Norwich
- Air Source Heat Pump & Solar Panels Fitted In 2025 For A Modern Finish To The General Functionality
- Updated Electrics In 2022 With New Fuse Board
- Sitting Room With Wood Burner & Exposed Wooden Beams
- Kitchen Leading Into Versatile Utility/Hobby Room
- Two Double Bedrooms Each Having Use Of A Three Piece Shower Room
- Mature Gardens With Established Greenery & Planting Beds On A 0.14 Acre Plot (stms)



The village of Dilham encapsulated Norfolk's charm and gives the ideal retreat from a busy lifestyle with many historic buildings while only being only 4 miles from neighbouring North Walsham with a range of shopping facilities and eateries as well as a train station with Norwich being only 12 miles away also. There are many schools nearby mainly in Worsted and East Ruston with GP practises in nearby Stalham.

SETTING THE SCENE

Access comes from the street through a low level swinging gate where a right of way has been placed upon the adjoining home to lead towards the private access for the property at the rear. Heading through a tree lined entrance, the garden space sprawls out to the right hand side with entrance to the property coming to the left.

THE GRAND TOUR

Once inside, a conservatory sits at the front of the property overlooking the front gardens making the ideal setting to sit and enjoy the peaceful outlook with access to the side coming into a 23' storage space where manifolds for the solar panels can be found whilst also offering a multitude of additional storage space. The main reception room within the home comes in the form of a sitting room where a traditional feel exudes cottage charm and an open floor space allows for a potential choice of soft furnishings. The space is finished with comforting touches such as a multi fuel wood burning fire and exposed wooden beams adding to the cosy feel within the home. Through one of many original internal doors, the kitchen emerges with a mixture of wall and base mounted storage units leaving room for freestanding appliances with a further versatile space to the end of the hallway currently functioning as a utility and pantry with potential use as a further reception room or hobby space.

The first floor landing gives access into each of the two double bedrooms with both enjoying views over the rear garden and rolling fields beyond with each sharing use of the three piece shower room located in between each of the bedrooms with frosted glass windows to the outside.

FIND US

Postcode : NR28 9PR

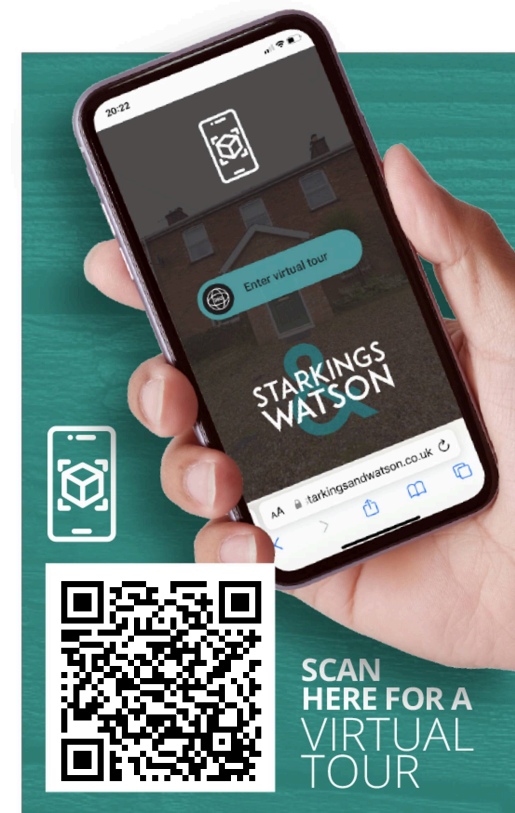
What3Words : ///sleeper.slimming.gave

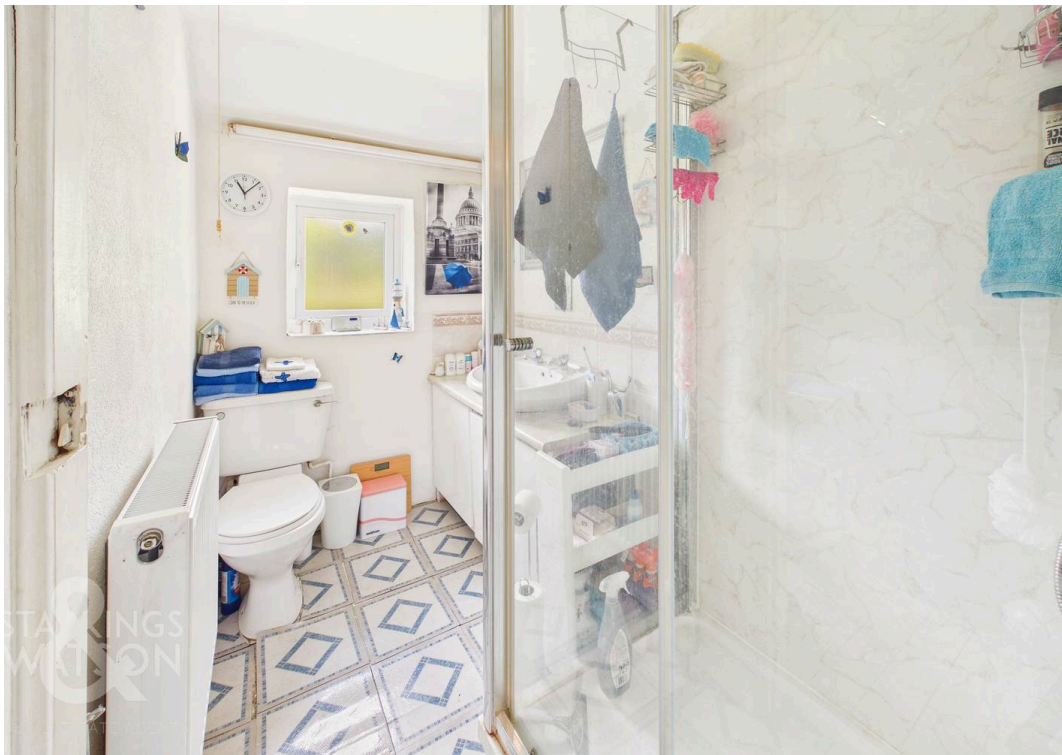
VIRTUAL TOUR

View our virtual tour for a full 360 degree of the interior of the property.

AGENTS NOTES

Please note, there is no private parking for this property with a right of way for foot access over the home to the front of the street to reach the cottage.

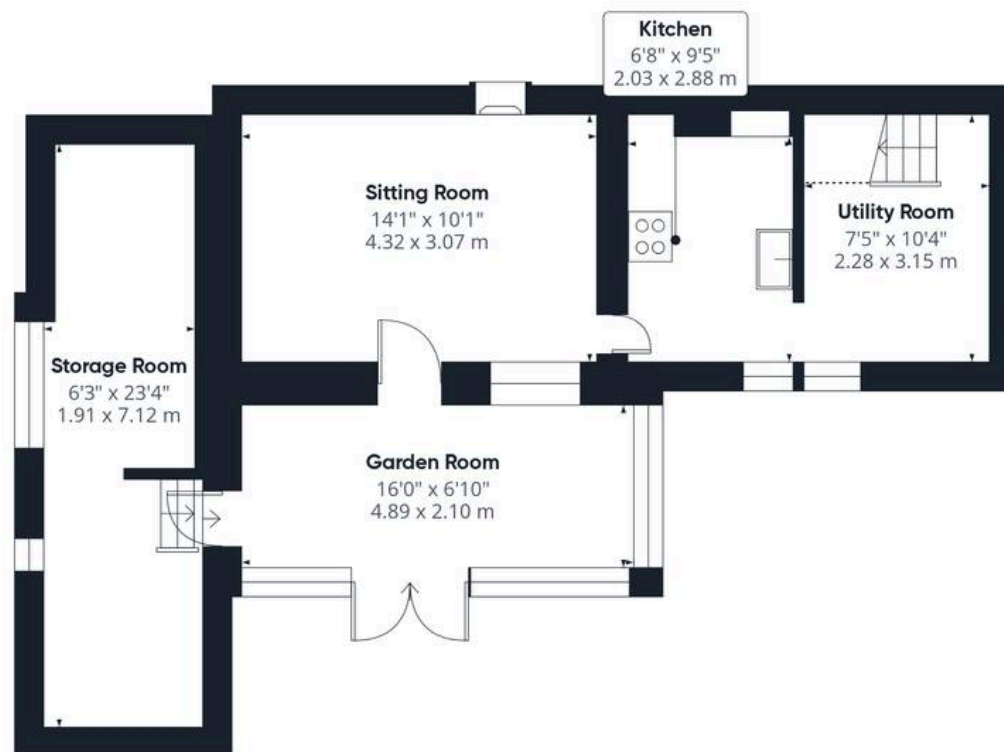




THE GREAT OUTDOORS

The rear garden is a pleasant mixture of open lawn spaces, mature shrubbery and borders with vibrant planting beds creating the idyllic setting to enjoy the summer months. Within the garden a multitude of external timber storage sheds can be found with an additional greenhouse with the entire plot backing onto farmed fields giving extra privacy and peace of mind.





Ground Floor



Floor 1



Approximate total area⁽¹⁾

837 ft²

77.6 m²

Reduced headroom

12 ft²

1.1 m²

(1) Excluding balconies and terraces

Reduced headroom

----- Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE 360



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