

THE STORY OF

Greenleas

Horning, Norfolk

SOWERBYS

THE STORY OF

Greenleas

Upper Street, Horning
NR12 8NL

Sympathetically Renovated and
Extended to an Excellent Standard

Four Well-Proportioned Bedrooms

Spacious Sitting Room with Wood-Burning Stove

Modern Kitchen/Breakfast
Room with Garden Access

Separate Utility Room and Cloakroom

Two Modern Bath and Shower Rooms

Versatile Studio

Beautifully Landscaped Gardens
with Wildlife Pond

Kitchen Garden, Chicken Pen and Superb Terrace

Gravelled Driveway and Grounds
Extending to 0.25 Acres (stms)

SOWERBYS NORWICH OFFICE
01603 761441
norwich@sowerbys.com













Greenleas is a superb property, sympathetically renovated and extended to an excellent standard, offering versatile accommodation throughout.

The modern, well-appointed kitchen/breakfast room provides an extensive range of storage and workspace, with double doors opening directly onto the garden, creating an ideal setting for entertaining during the warmer months. The spacious sitting room is equally impressive, featuring stripped wooden flooring, a characterful fireplace with wood-burning stove and a dual aspect that floods the room with natural light. Further ground-floor accommodation includes a useful utility room and separate cloakroom.

The entrance hall leads to two bedrooms and a modern family bathroom, whilst the first floor provides two further bedrooms and a contemporary bath and shower room.

"A lovely, spacious and cosy family home, filled with natural light and designed for practical everyday living."

Within the grounds, a versatile studio offers an excellent additional space, ideal for use as a guest bedroom, hobby room or home office.

Outside, the grounds have been thoughtfully landscaped and extend to approximately 0.25 acres (stms). A gravelled driveway provides ample parking, with a kitchen garden and chicken pen to one side. To the other, the garden features a wildlife pond, superb terrace, generous lawn and specimen trees, creating an attractive setting to enjoy throughout the seasons.















Surrounded by beautiful Broadland countryside, with wonderful walks and plenty of wildlife right on the doorstep.



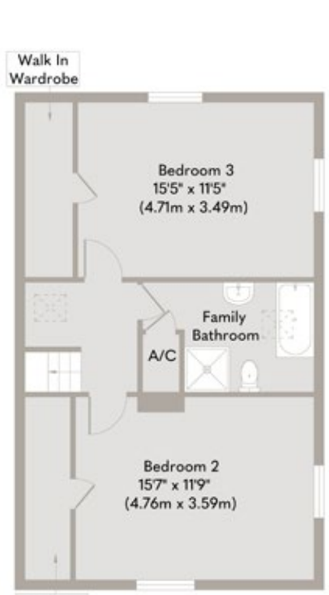




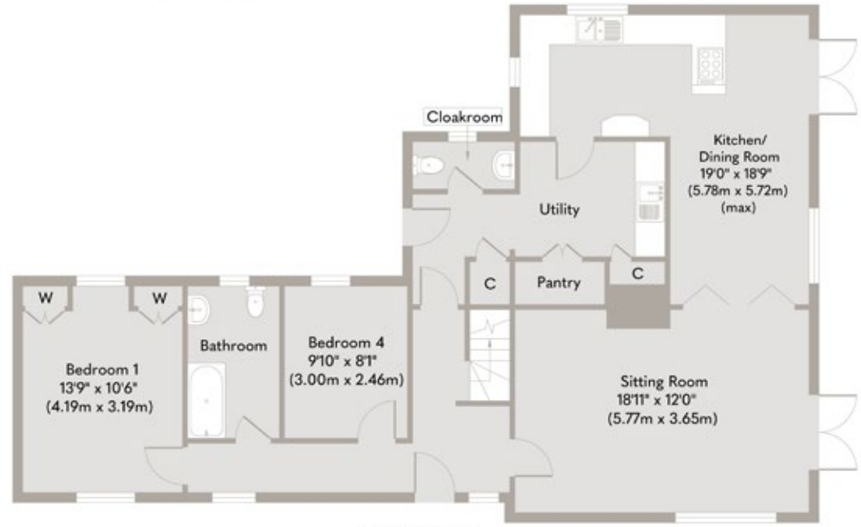




Outbuilding
Approximate Floor Area
171 sq. ft
(15.88 sq. m)



First Floor
Approximate Floor Area
592 sq. ft
(54.98 sq. m)



Ground Floor
Approximate Floor Area
1123 sq. ft
(104.37 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. 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.
Copyright V360 Ltd 2026 | www.houseviz.com

Horning

A POPULAR RIVERSIDE VILLAGE

On the road between Wroxham and Ludham, the popular riverside village of Horning has a range of local amenities including shops, a primary school, riverside pubs/restaurants and numerous boatyard facilities. The Ferry Inn serves food daily and offers outdoor seating together with customer moorings. Situated within easy reach of Norwich, the Broads are renowned for their boating culture.

Standing on the River Bure, Wroxham is around four miles by road and shares many attractions with neighbouring Hoveton. Whether on the water or enjoying the busy pubs and restaurants, there is something for everyone.

The Bure Valley Railway, which opened as a heritage railway in 1990, begins its journey in Wroxham. Steam and diesel trains run the 18-mile round trip through Norfolk countryside to Aylsham.

Wroxham Barns offers family attractions, crafts and food outlets, while the Norfolk Broads Yacht Club in Horning provides sailing facilities and events.

A gem in the Norfolk countryside, Horning offers a delightful retreat from modern life.









Note from the Vendor



"A peaceful setting where you can enjoy the best of the countryside, while remaining close to good schools, shops and pubs."

SERVICES CONNECTED

Mains water, electricity and drainage. Oil fired central heating.

COUNCIL TAX

Band C.

ENERGY EFFICIENCY RATING

C. Ref:- 0989-1209-4206-3135-1000

To retrieve the Energy Performance Certificate for this property please visit https://find-energy-certificate.digital.communities.gov.uk/find-a-certificate/search-by-reference-number and enter in the reference number above. Alternatively, the full certificate can be obtained through Sowerbys.

TENURE

Freehold.

LOCATION

What3words: ///proper.gown.costly

These particulars and measurements whilst believed to be accurate, are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give representation or warranty in respect of the property.

SOWERBYS

Sowerbys Estate Agents Limited is a company registered
in England and Wales, company no: 05668606.
Registered office 23 Tuesday Market Place, King's Lynn, England, PE30 1JJ

Platinum Trusted Service Award 2025 feefo

The Property Ombudsman

CERTIFIED AND ACCREDITED BY propertymark