



THE STORY OF

8a Hillside Road

Horning, Norfolk

SOWERBYS



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8a Hillside Road

Horning, Norwich, Norfolk
NR12 8PG

Immaculately Presented Single Story Residence

1850sqft of Fastidiously Renovated
Lateral Accommodation

Stunning Kitchen/ Breakfast Room

An Elegant Array of Living Spaces
to Suit Any Lifestyle

Three Well Proportioned Bedrooms,
Including Two Master-Scale Rooms

Stylish, High Quality Finishes

Landscaped Gardens Offering a
Sun Drenched Sanctuary

Handsome Bespoke Oak Garage
and Other Out Buildings

Prime Horning Village Location, a Stone's
Throw from the River Bure and a Casual
Stroll to Waterside Pubs and Eateries

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Tucked away along the ever-popular Hillside Road, in the desirable riverside village of Horning, this beautifully reimagined bungalow offers an exceptional blend of understated elegance, craftsmanship and remarkable internal proportions. Thoughtfully and meticulously enhanced by the current owners, the property is a genuine labour of love, finished to an exacting standard and presented impeccably throughout, affording an incoming purchaser an effortless, turnkey lifestyle in one of Norfolk's most desirable settings along the River Bure.

The layout has been carefully curated to balance openness with moments of retreat, with a welcoming sitting room set just beyond, centred around a feature fireplace and offering ample space for two substantial sofas, an inviting and comfortable environment for quieter evenings, whilst remaining intrinsically connected to the principal living spaces.

The open-plan kitchen/breakfast room is a wonderfully light-filled space where clean architectural lines and quality fittings are complemented by an undeniable sense of volume. Bi-fold doors draw the eye outward, opening onto a sun-drenched seating area and creating a seamless connection between inside and out. This impressive space flows naturally into an expansive dining area, thoughtfully arranged to accommodate a full-length six-person table with ease, perfect for both intimate gatherings and larger occasions, before continuing into a beautiful garden room, bathed in natural light and enjoying a warm, sunny aspect with further bi-fold doors opening onto the garden beyond.



Since 2021, a vision and transformation has turned a dated house into a beautiful sanctuary for living, relaxing, and entertaining.



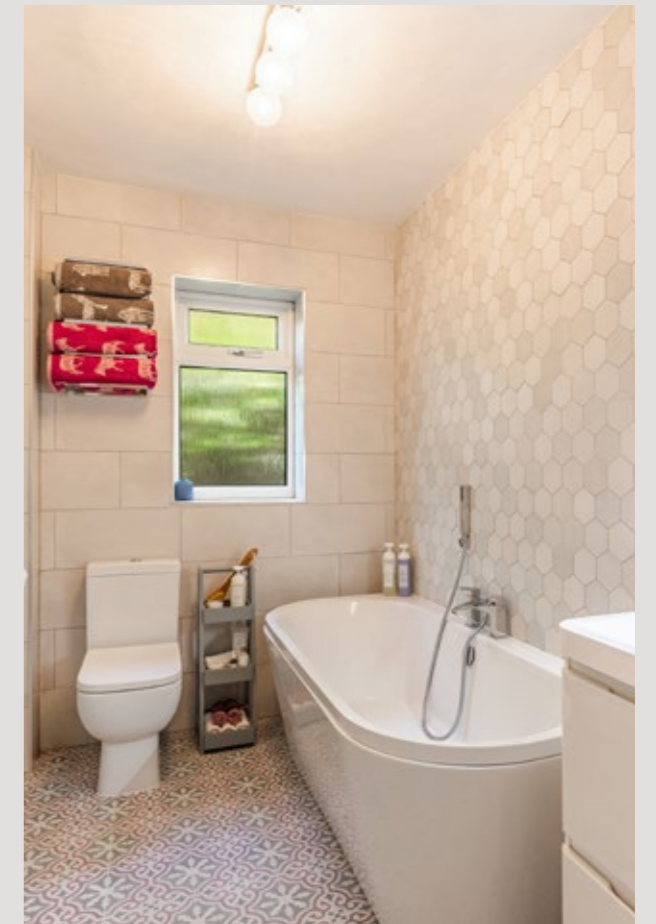


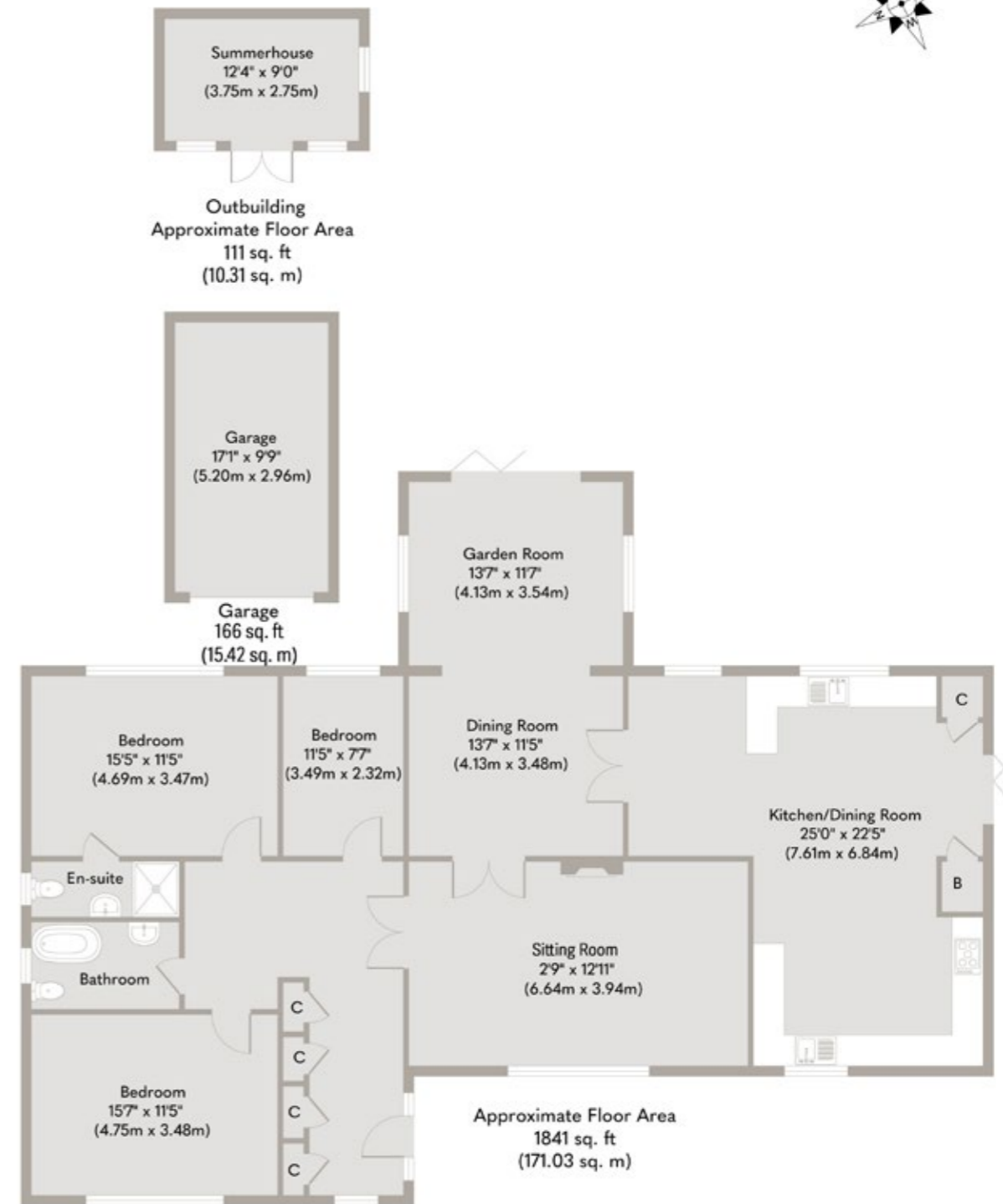
The bedroom accommodation is a defining feature of the home, with three well appointed bedrooms, including two substantial double bedrooms (both approximately 15' 5 x 11' 5) which provide an exceptional sense of space and tranquillity. These are further complimented by a charming third double which captures the best of the morning sun. The principal bedroom enjoys a peaceful outlook over the rear garden and is complemented by a beautifully appointed en-suite shower room, with the remaining bedrooms served by an equally refined family bathroom, each space reflecting the same commitment to quality and detail seen throughout.

Outside, the lifestyle offering continues to impress. The rear garden has been thoughtfully landscaped to create a series of distinct seating areas, allowing one to follow the sun throughout the day or retreat into more private, sheltered corners. A charming summer house provides a versatile addition, ideal for entertaining, hobbies or quiet relaxation, while the overall setting lends itself perfectly to both lively summer gatherings and more peaceful moments alike. To the front, a substantial driveway provides ample parking and is complemented by a handsome oak-framed garage, an architectural feature that echoes the quality and attention to detail found within.

Positioned in one of Norfolk's most desirable riverside villages, the location forms an integral part of the home's appeal. Horning offers immediate access to the Norfolk Broads, renowned for its natural beauty and lifestyle opportunities, from boating and waterside walks to well-regarded pubs and eateries just moments away.

A home of genuine substance and quiet sophistication, where considered design, exceptional proportions and an enviable setting come together to create something truly special.





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.

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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



“We love the bright and tranquil garden room, where bi-fold doors bring the outside in and wildlife can be enjoyed all year round.”



SERVICES CONNECTED

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

COUNCIL TAX

Band F.

ENERGY EFFICIENCY RATING

C. Ref:- 2900-0915-0122-7500-3763.

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: ///crinkled.preparing.indulges

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SOWERBYS

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