



Gunners Farm
East Ruston Road | Honing | Norfolk | NR28 9PE

FRESH AIR AND FREEDOM



“With 4.4 acres to call your own, plus a very pretty and well-presented former farm cottage,
you can live the life you’ve always dreamed of here.

Whether that’s keeping chickens and goats, perhaps a pony, or horses, your children running around outside
with your dogs enjoying a sense of freedom rarely found today, or perhaps even running a business.

This impressive and unusual opportunity has so much to offer.”



KEY FEATURES

- A Stunning Former Farm Cottage offering Business/Leisure Potential, Small Holding or Equestrian Pursuits
- Four Double Bedrooms and Three Bath/Shower Rooms
- Principal and Guest Bedroom both benefit from En-Suite Facilities
- Kitchen/Breakfast Room with Separate Utility Room and Ground Floor WC
- Sitting Room with Feature Fireplace and Wood Burner
- Triple Bay Cart Lodge and Garage with Potential Annexe Above
- The Grounds include a Woodland Area and extend to around 4.4 acres (stms) with 2 acres Wrapping Around the House and the Further 2.4 acres found Separately
- The Grounds include a Toilet/Shower Block, Perfect for a Potential Glamping Site
- The Accommodation extends to 1,780sq.ft
- Energy Rating: E

With business potential and plenty of leisure options, owning your very own piece of the countryside is an exciting prospect. This period home on a 4.4 acre plot is a real gem, set in a beautiful and idyllic location yet within easy reach of shops, other facilities, the coast and the Broads. Here you can live out your dream – the only limit is your imagination!

An Attractive Abode

Thought to date back to around 1830, this former farm cottage has been altered and extended over the years, and, along with the garage, has housed cows and pigs as well as people over that time. Today it's a beautiful period home, finished with style and flair, in calming, classic colours. A wonderful place in which to spend time, it's perfect for a family or couple, with four double bedrooms and three bath/shower rooms over two floors, a pretty and generously proportioned sitting room with a dual aspect and a log burner in the feature brick fireplace, plus a stunning country kitchen with exposed brick, beams, a vaulted ceiling and space for a large table. In addition to the main house, there's a triple bay cart lodge and garage with a room above. This is a really good size and could be converted into a home office, studio and hobby space, games room or even potentially an annexe or holiday let, subject to planning.

Fun With Family And Friends

One of the lovely things about this property is that the house is very manageable and easy to care for and run – often with land of this size you'd have an enormous sprawling home that may not be very practical and would require a lot of time and money! Here the house is ready to move straight in, with no work needed, and then you can start thinking about all the ways in which you could use the land.





KEY FEATURES

The plot includes an area of woodland, which is hugely fun for children and glorious with snowdrops, bluebells and more as the land reawakens each spring. You'll see geese and ducks overhead, making for the nearby lakes, a herd of red deer occasionally passing through, birds of prey and more. Unusually, the land comes with shooting rights. If you're into motorsports or if you ride, the land is sure to appeal. It's also brilliant for entertaining – fancy your own music festival for your birthday? You can do that here and you don't have neighbours to disturb. Want a marquee for a special celebration? Go for it! The family have celebrated many milestone birthdays and occasions here over the past 20 years – it's certainly a place where you have room to make memories.

Income Potential

There's also business potential here, whether you want to keep it small or scale it up. You can have a campsite, with a shower block already in place. You could go for glamping, put up lodges, or even offer weddings with a more substantial marquee. The plot lends itself to business use because while 2 acres wrap around the house, the remaining 2.4 acres are separate and found past the property, so you can live in the house and not compromise on your privacy if you have guests on the campsite. You can do as much or as little as you like here.

A Superb Setting

Another great bonus at this property is just how accessible it is. Although your immediate surroundings are rural and you do need a car to get out and about, everything is just a few minutes' drive from you. The property is halfway between North Walsham and Stalham, so you have Waitrose, Lidl, Roys, Tesco and more close by. You also have schools and leisure facilities, including swimming. Your nearest train station is just down the road at Worstead, taking you up to the coast or down into Norwich. There are great pubs serving excellent food nearby, and of course you have the Norfolk Broads on the doorstep, plus the glorious and relatively unknown East Norfolk coast. With golden sandy beaches, safe swimming, a seal colony and more, there's a lot to recommend this stretch of coastline – and it's surprisingly quiet throughout most of the year, so you'll often have the place to yourself.

Agents Note

Please be advised that there are rights, covenants, permissions and potential accesses at Gunners Farm, please speak to the office for more information on these.





























INFORMATION



On The Doorstep

Located close to the Norfolk coast, North Walsham (just over 5 miles distant) is a popular market town with direct rail connections to Norwich, a Sainsbury's and a variety of shops and facilities. It is also within easy reach of the Norfolk Broads where there is an abundance of water activities and wildlife. The village of Mundesley is only 7.5 miles away and boasts a large range of amenities as well as a beautiful blue flag sandy beach where seals are often spotted close to the shore. There are also unique areas of unspoilt natural beauty, ideal for walking, cycling, bird watching and fishing and of course the famous East Ruston gardens.

How Far Is It To?

Cromer is approximately 14 miles away and is renowned for crab fishing and its Victorian Pier. Whilst maintaining its Victorian charm, the town is an important residential, administrative and service centre for the growing population of North Norfolk. The cathedral city of Norwich, 16 miles distant, has a myriad of cultural and leisure facilities as well as a main line rail link to London Liverpool Street and an international airport.

Directions

Leave Norwich on the B1150 North Walsham Road and proceed through the villages of Coltishall, Sco Ruston and Scottow. Turn right onto Westwick Road and then left onto School Road. Take a slight right onto Honing Road and continue onto Station Road. Turn right onto Howards Hill Road and continue onto East Ruston Road, take a turning on the left, signposted with a Fine & Country For Sale Board and follow the road around a bend and the property will be found shortly after.

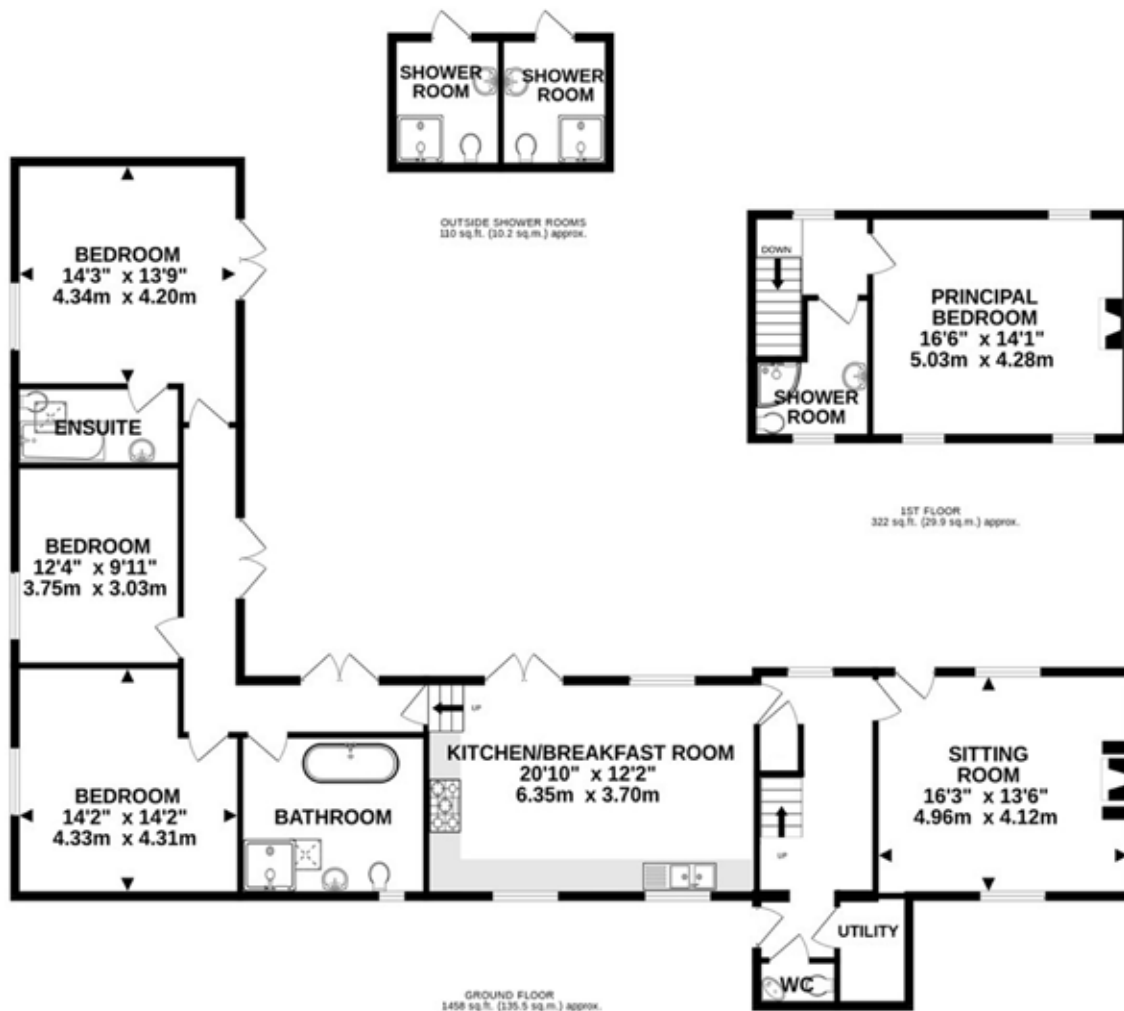
Services, District Council and Tenure

Oil Central Heating, Mains Water, Private Drainage via Septic Tank
ADSL Broadband Available - vendor uses Vodafone
Mobile Phone Reception - varies depending on network provider
Please see www.checker.ofcom.org.uk - for Broadband/Mobile availability
North Norfolk District Council - Council Tax Band E
Freehold

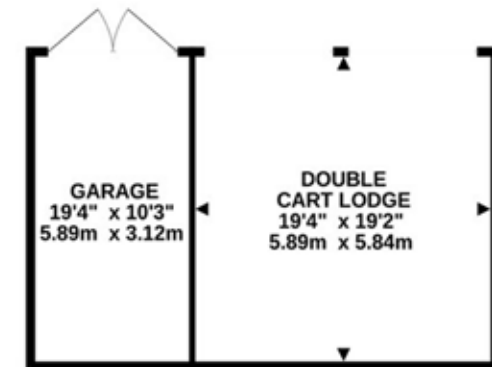
Norfolk Country Properties. Registered in England and Wales No. 06777456. Registered Office - Blyth House, Rendham Road, Saxmundham, IP17 1WA.

Copyright © Fine & Country Ltd.

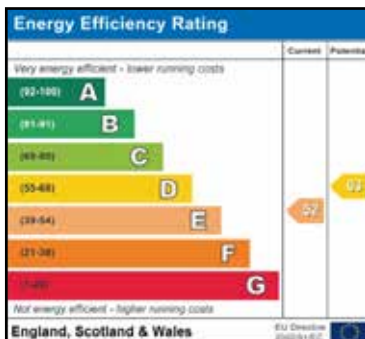
Please Note: All images and floorplans shown in the brochure and online remain copyright to the individual photographer and may not be used for any purposes whatsoever without prior permission.



OUTBUILDING FIRST FLOOR
606 sq.ft. (56.3 sq.m.) approx.



OUTBUILDING GROUND FLOOR
567 sq.ft. (52.7 sq.m.) approx.



FLOOR AREA - HOUSE (EXCLUDING OUTBUILDINGS) : 1780 sq.ft. (165.4 sq.m.) approx.
TOTAL FLOOR AREA : 3064 sq.ft. (284.6 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

