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1 Oak View Cottage, Upper Street, Horning, Norfolk, NR12 8NG

Nestled in the peaceful hamlet of Upper Street, close to the sought-after Norfolk Broads village of Horning, this charming semi-detached cottage offers an exceptional opportunity as either a delightful family home or an idyllic countryside retreat. Ideally positioned between Wroxham and Ludham, the property enjoys a tranquil village setting while remaining within a mile of everyday amenities, including a convenience store, primary school, village hall, recreational park, a variety of eateries, and traditional public houses.

Set back from the road behind a low brick wall, the property is approached via a timber gate leading to a low-maintenance front garden. The attractive rear garden provides a private outdoor haven, featuring a lawn, mature raised borders, and a raised terrace perfectly suited to alfresco dining and entertaining. A brick-built outbuilding offers versatile additional space, ideal for use as a home office, studio, or hobby room.

Well-presented throughout, the accommodation is both welcoming and practical. An enclosed entrance porch opens into the hallway, providing access to a family bathroom, a cosy sitting room centred around a feature wood-burning stove, and a well-appointed kitchen complete with a range cooker and adjoining dining area. On the first floor, three bedrooms offer comfortable accommodation for family and guests alike.

The property's appeal is further enhanced by its proximity to the riverside villages of Wroxham and Hoveton, widely regarded as the "Capital of the Broads". Surrounded by the stunning waterways, woodland, and open countryside of the Norfolk Broads National Park, the area offers endless opportunities for boating, riverside walks, dining in waterside cafés and restaurants, and shopping, including the renowned Roys of Wroxham department store.



Semi-Detached



House



Older



1 Bathroom



1 Reception



3 Bedrooms



Tax Band B



Two Allocated
Parking Spaces



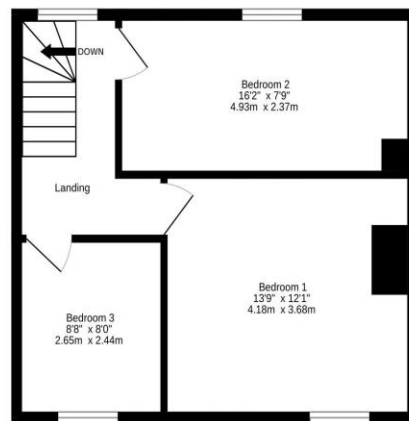
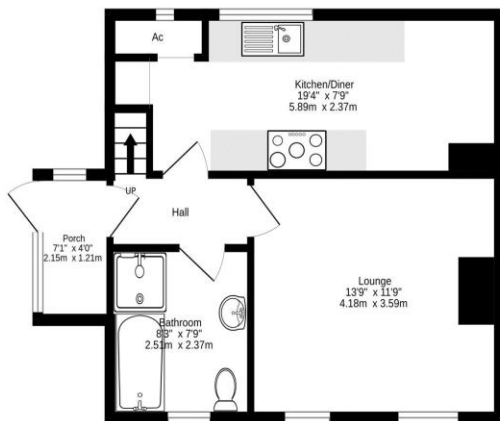
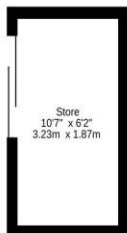
No
Garage



Store
65 sq.ft. (6.1 sq.m.) approx.

Ground Floor
428 sq.ft. (40.7 sq.m.) approx.

1st Floor
428 sq.ft. (40.0 sq.m.) approx.



TOTAL FLOOR AREA : 922 sq.ft. (85.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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. 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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