



Ivy House
33-35 Lower Street | Horning | Norfolk | NR12 8AA

 FINE & COUNTRY

RELAXING BY THE RIVER



“With stunning views over the village green to the river beyond, this home enjoys the perfect placement. In the heart of the desirable village of Horning, you’re on the Broads and spoilt for choice with country walks and places to eat. The property itself is enormously versatile – currently one large residential dwelling with the potential to be two houses, offer multi-generational living, the ability to switch to commercial usage, or a mix – the choice is yours!”



KEY FEATURES

- A Pretty Grade II Listed Property with Permission for both Commercial & Residential Use in the Broads Village of Horning
- Six Bedrooms and Four Bath/Shower Rooms
- Kitchen/Breakfast Room with Separate Utility, Laundry Room and Ground Floor WC
- Four Reception Rooms and a Study
- Sunny Private Garden
- Double Garage and Further Off Street Parking
- The Accommodation extends to 3,398sq.ft
- No EPC Required

It's unusual to find a property that's truly this versatile, let alone one in such a glorious setting! With permission for both commercial and residential use, it would suit a wide variety of purchasers as anything from a family home to business premises or a combination of the two. It's full of character and has proved to be a wonderfully sociable home, much enjoyed by three generations of the same family. There's so much to see here – come and explore it for yourself!

Rebuilt And Restored

This pretty period property is Grade II listed and is thought to date back to 1700. Originally houses, then a shop, and having seen many uses over the years, it suffered fire damage and was rebuilt extensively in the 1990s, whilst retaining its period features. This means you have all the benefits of a modern building with the character of a period home, which is a huge advantage! The current owner worked with an experienced local builder to rebuild and restore the property and moved in as soon as the work was complete. Over the years, she and her family have made a number of upgrades and improvements, including a loft conversion, and the result is a charming and versatile home with enormous flexibility.

Endless Versatility

It's hard to know where to start when writing about this property. It could be one home or two, a family home with a business premises, a fabulous holiday let, a restaurant, hairdresser, or shop. You could combine different usages. Certainly, it works brilliantly as a family home, with three large bay-fronted receptions on the ground floor, plus a spacious kitchen with room for a family table and sunshine flooding in through the French doors, then a study, utility, laundry and cloakroom. You look out over the green to the river, which makes the views from the three reception rooms very attractive.





KEY FEATURES

On the first floor there's another sitting room where the views are even better. There are also three double bedrooms and three bath or shower rooms on the first floor. The owner has converted the boarded attic and you now have three further bedrooms up here, plus a shower room and cloakroom. This top floor has been a hit with her grandchildren when they come to stay and would suit one, two or even three teens looking to have their own space, well away from parents! The owner loves to host and has had many a party here over the years, plus lots of family gatherings. She has very much enjoyed having room for everyone – and on a practical note, having enough bathrooms! The dining room is easily big enough for both seating and dining, and two of the ground floor receptions are part open to each other, so you have a nice sociable flow to the rooms.

Character, Country And Coast

Outside there's a sunny private garden, which has a variety of fruit bushes and trees so you can pick your own. Unusually for a home in the heart of the village, the property has a double garage with parking for two or three cars in front, so even in peak holiday season, you always have a spot here. Horning is a popular destination with holidaymakers, so you have three pubs, a couple of cafes, a takeaway and a deli, but it's also home to a year-round community, with a school, Post Office and shop, village hall, playground and more – there's plenty happening throughout the seasons. The sailing club is popular, and there are other leisure activities such as badminton and bowls, so everyone is sure to find their fit here and feel at home in the friendly community. The village is well placed for access to Wroxham, known as the Capital of the Broads, and for the historic city of Norwich, as well as being within easy reach of the East Norfolk coast, with some gems such as Waxham and Winterton.

























INFORMATION



On The Doorstep

The property has easy access to Wroxham, which is the centre of the Norfolk Broads and is known as a National Park. From here you can explore the wealth of broads and backwaters at one's leisure. It boasts the Roys of Wroxham department store, individual boutiques, a range of eateries, banks, a supermarket and tourist attractions. The Norfolk coast is an area of outstanding natural beauty and is close at hand with a number of golf courses and other leisure facilities close by.

How Far Is It To?

From Horning you have easy access to the cathedral city of Norwich which is just under 11 miles to the south west with its large array of cultural and leisure facilities, including Chantry Place shopping centre, bars, restaurants, theatres and cinemas. There are a number of good schools in both the state and private sectors as well as the University of East Anglia. Norwich has a main line station to London Liverpool Street with a fastest journey time of 1 hour 30 mins, also providing commuter trains to Cambridge. There is an international airport to the north side of the city and access to most major trunk roads. From the A11 Newmarket Road, Cambridge lies approximately 60 miles to the south-west and Newmarket 47 miles.

Directions

Leave Norwich in a north easterly direction along the A1151. From Wroxham follow the signs for Horning or the A1062, continue to follow the A1062 to Potter Heigham, Ludham and Horning. Horning Road/A1062 becomes Ropes Hill and shortly after turn right onto Lower Street whereby Ivy House will be found on the left hand side.

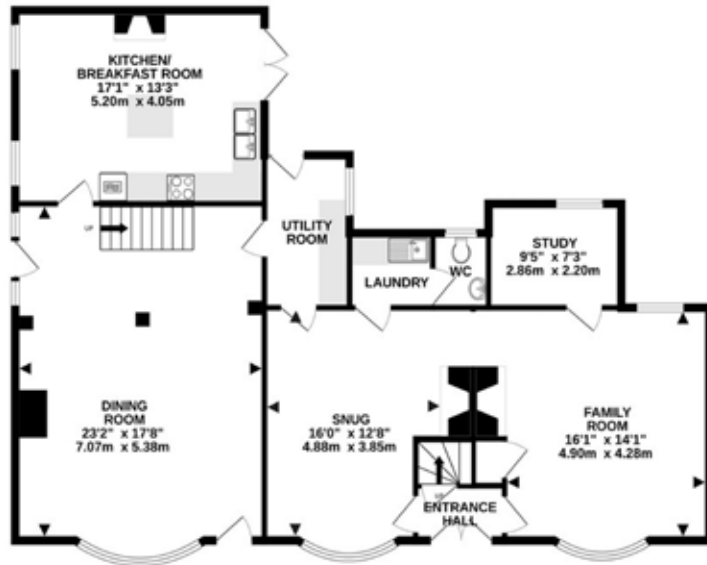
Services, District Council and Tenure

Gas Central Heating, Mains Water, Mains Drainage
Broadband Available - Vendor uses Sky
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

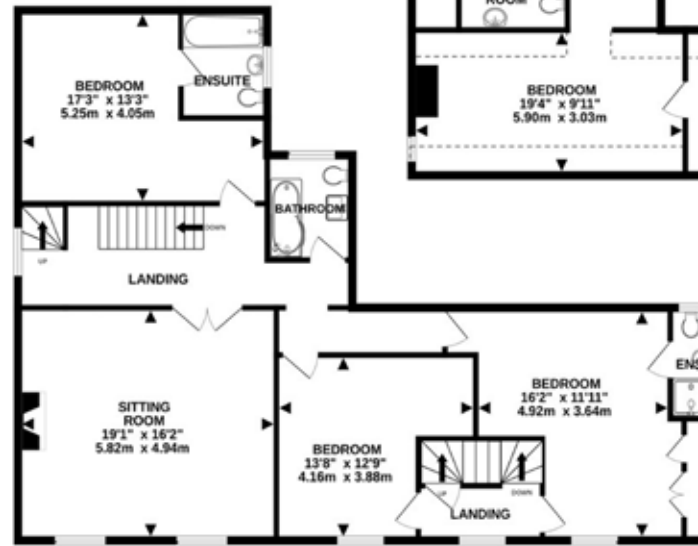
Norfolk Country Properties. Registered in England and Wales No. 06777456. Registered Office - Blyth House, Rendham Road, Saxmundham, IP17 1WA.

Copyright © Fine & Country Ltd.

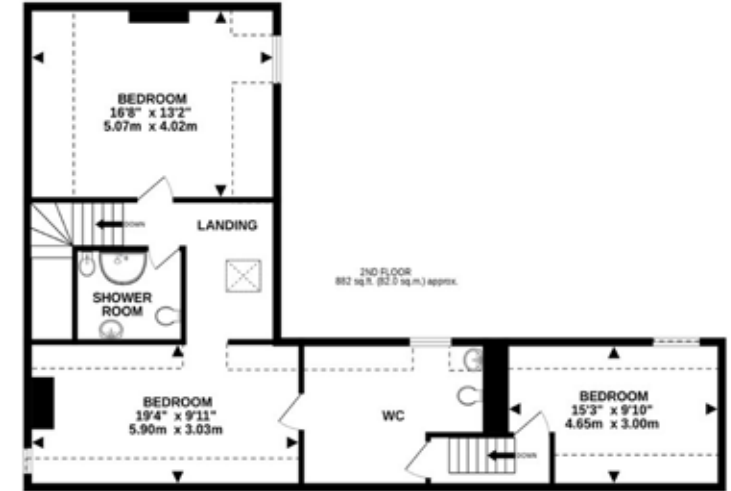
Please Note: All images and floorplans shown in the brochure and online remain copyright to the individual photographer and may not be used for any purposes whatsoever without prior permission.



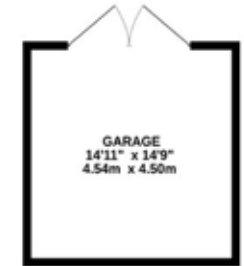
GROUND FLOOR
1312 sq.ft. (121.9 sq.m.) approx.



1ST FLOOR
1204 sq.ft. (111.9 sq.m.) approx.



2ND FLOOR
882 sq.ft. (81.0 sq.m.) approx.



GARAGE
228 sq.ft. (21.4 sq.m.) approx.

FLOOR AREA - HOUSE (EXCLUDING GARAGE) : 3398 sq.ft. (315.7 sq.m.) approx.
TOTAL FLOOR AREA : 3618 sq.ft. (336.1 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

