



Farthings
Mill Loke | Horning | Norfolk | NR12 8LL

 FINE & COUNTRY

BEST OF BROADLAND



In one of the most desirable villages in the Norfolk Broads, the river just a short walk away, this warm and welcoming home enjoys a superb setting. Living here, you can benefit from the amenities and activities that bring holidaymakers every summer, whilst also being part of a friendly, year-round community. The house itself has been recently renovated and offers a wonderfully sociable layout and enormous versatility.



KEY FEATURES

- A Wonderful Detached Bungalow in the Pretty Broadland Village of Horning
- Four Bedrooms and Family Bathroom
- The Principal Bedroom benefits from an En-Suite Wet Room and a Dressing Room
- Stunning Bespoke Kitchen with Breakfast Bar plus Separate Utility Room and WC
- The Kitchen is Open Plan to the Sitting Room which leads onto the Conservatory
- Outbuildings include a Workshop and Adjoining Study/Home Office
- The Landscaped Gardens of around 0.3 of an acre (stms) include a Pond, Vegetable Patch and a Small Orchard as well as a Greenhouse, a Shed and a Summerhouse
- Plenty of Parking including Room for a Boat and a Motorhome
- The Accommodation extends to 1,621 sq.ft
- Energy Rating: C

Ideal for a couple who love to entertain, or for a family, this home has been beautifully updated and the garden has been lovingly landscaped, providing colour and interest throughout the year. In a fabulous setting, just off Lower Street in Horning, it offers you peace and privacy coupled with easy access to amenities.

Making Memories

This Broadland home has been in the same ownership for almost 30 years, testifying to its versatility and success. In more recent years, the owners have updated the property and reconfigured the layout, making it a home that works brilliantly for modern lifestyles. At the heart of the accommodation, you'll find a stunning open plan kitchen, dining and living area with a triple aspect and doors to the east and west. A gas lookalike log burner adds a cosy touch in winter, while in summer you can open the doors wide and let the cool breeze flow through. Pocket doors on the third side open onto a conservatory that becomes an extension of the sitting room and allows you to host a crowd with ease. The owners have celebrated many social occasions here, having as many as 16 for dinner, hosting Christmas parties, Easter celebrations and much more over the years. The more you explore, the more you'll notice the attention to detail, such as the second sink in the kitchen for handwashing, so you could run a baking or catering business here, the lighting mirroring the curve of the kitchen, granite worktops, solar energy, underfloor heating, TV points in every bedroom and ethernet in one of the bedrooms, so you can work from there if needed. Ethernet is also available in the sitting room.





KEY FEATURES

In fact, with four well proportioned bedrooms, you have great flexibility here. The en-suite wet room also provides versatility for anyone with limited mobility. A young family might choose to have the parents at one end and children at the other, using one bedroom in the middle as a playroom. It would be a great snug for teens, or a music room or study.

A Glorious Garden

There's plenty to explore outside as well - this property comes with a number of outbuildings, as well as a greenhouse. There's external storage in the house itself, then a useful shed, a summerhouse and a generous outbuilding that contains a workshop and a study. It has underfloor heating and is set up specifically for a home office, having wide ranging Ethernet provision. Ideal for anyone wishing to work from home without being distracted! One of the owners is a keen gardener and has designed the garden with different areas of interest coming into their own throughout the seasons. There's an area where you can grow veggies, a small orchard with wild flowers seeded underneath to attract bees and butterflies, a pond that draws a variety of birds, and more. If you have green fingers, you'll love this! And if you'd rather keep things low maintenance, that would be very easy too. There's lots of parking at the front, including space for a boat, which is perfect when you live so close to the water!

A Warm Welcome

Horning is known for being one of the most prestigious Broadland villages and you're in the heart of it here. Set just off Lower Street, you're away from the summer crowds, but you can still walk to the sailing club, pub, shop and all the other amenities of the village. There's a village hall hosting regular groups and events, so if you're new to the area, it's easy to meet people, and there's a pre-school and primary school for little ones. Buses run several times an hour, heading to neighbouring Hoveton/Wroxham where there's a train station, as well as to Norwich. There are beautiful walks and paths to follow in the area and a friendly community waiting to welcome you in!

























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, a part time bank in the URC church hall, 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. Turn right onto Lower Street and follow the road around the bend and turn left onto Mill Loke whereby the property will be clearly signposted with a Fine & Country For Sale Board.

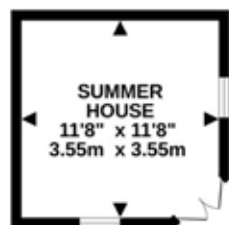
Services, District Council and Tenure

Gas Central Heating, Electric Underfloor, Mains Water, Mains Drainage
Fibre Broadband Available - vendor uses EE
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 F
Freehold

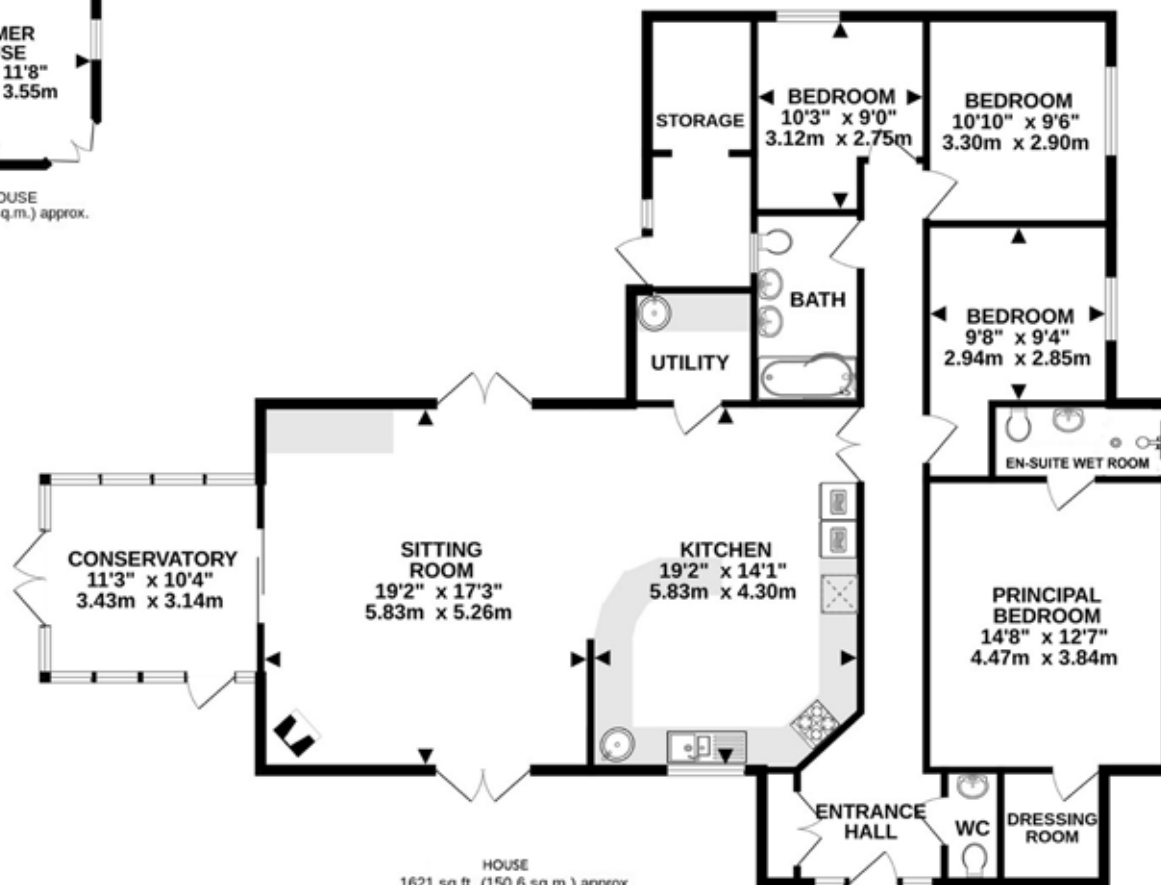
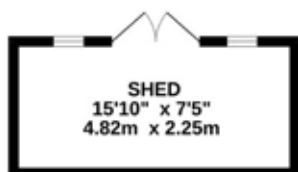
Norfolk Country Properties. Registered in England and Wales No. 06777456. Registered Office - Blyth House, Rendham Road, Saxmundham, IP17 1WA.

Copyright © Fine & Country Ltd.

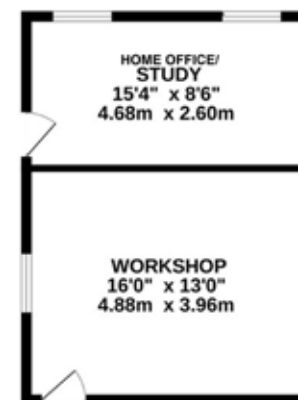
Please Note: All images and floorplans shown in the brochure and online remain copyright to the individual photographer and may not be used for any purposes whatsoever without prior permission.



SUMMER HOUSE
132 sq.ft. (12.3 sq.m.) approx.

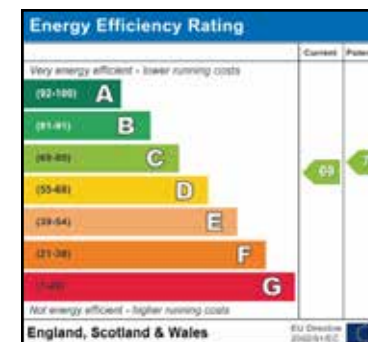


SHED
117 sq.ft. (10.9 sq.m.) approx.



TOTAL FLOOR AREA : 2215 sq.ft. (205.8 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

