



THE STORY OF

# 7 Horseshoe Common

*Briston, Norfolk*

SOWERBYS



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# 7 Horseshoe Common

Holt Road, Briston, Norfolk  
NR24 2HR

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Spacious and Extended Detached  
Family Home on a Generous Plot

Peaceful Position on the Outskirts of  
the Popular Village of Briston

Self-Contained One-Bedroom Annexe,  
Ideal for Multi-Generational Living

Four Further Well-Proportioned  
Bedrooms in the Main Residence

Spacious Sitting Room and Well-  
Appointed Kitchen

Bright Conservatory Overlooking  
the Established Rear Garden

Three Bathrooms in Total, Including  
the Annexe Bathroom

Mature, Private Front and Rear Gardens  
with Generous Outdoor Space

Ample Off-Road Parking for Multiple Vehicles

Conveniently Located Close to Holt  
and the North Norfolk Coast, with  
Excellent Village Amenities Nearby

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**SOWERBYS HOLT OFFICE**

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Set back from the road, the property enjoys mature front and rear gardens that provide a wonderful degree of privacy, together with ample off-road parking.

A particular feature of the home is its self-contained annexe, thoughtfully designed to offer independent living whilst remaining connected to the main residence. Positioned to the front of the property, the annexe comprises a comfortable reception room, one double bedroom, a well-equipped kitchen, bathroom and two conservatories, creating a bright and versatile living environment. Whether accommodating an elderly relative, independent family member, guests or providing potential for home-and-income opportunities, the annexe offers excellent flexibility.

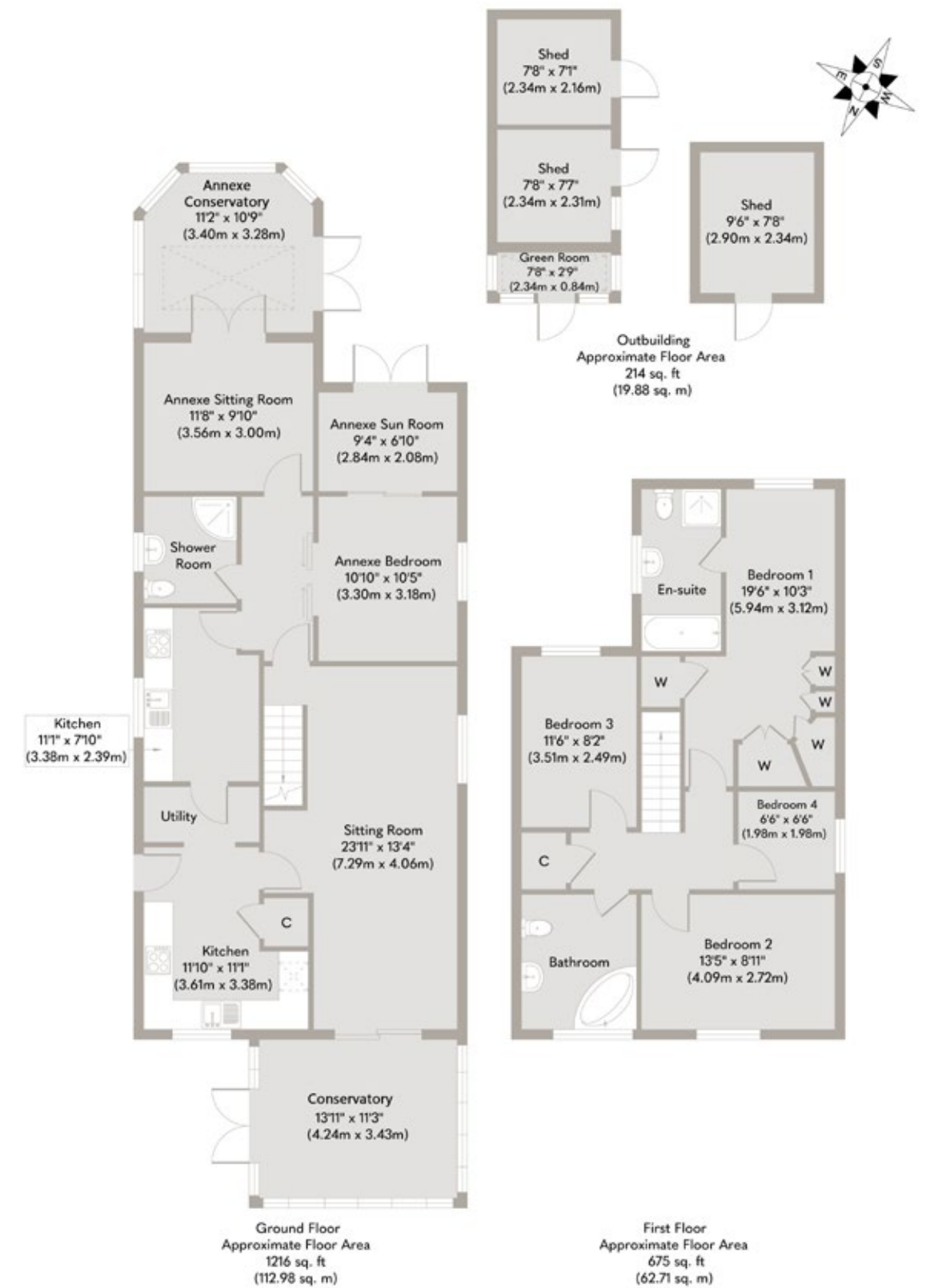
The principal accommodation is equally impressive, centred around a spacious sitting room that provides an inviting setting for family life. The well-appointed kitchen is complemented by a conservatory overlooking the gardens, creating a light-filled space ideal for everyday living and entertaining. Four well-proportioned bedrooms are served by two bathrooms, ensuring ample accommodation for larger families.

Outside, the mature gardens wrap around the property, offering well-established planting, generous lawns and a peaceful setting to enjoy throughout the seasons.

Situated within the thriving village of Briston, which benefits from an excellent range of local amenities, schooling and everyday conveniences, this substantial home combines the tranquillity of village living with easy access to Holt and the North Norfolk coastline. Offering flexible accommodation, generous outside space and superb potential for a variety of lifestyles, this is a wonderful opportunity to acquire a truly adaptable family home.







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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# Briston

HERITAGE MEETS COUNTRYSIDE  
BEAUTY AND COMMUNITY CHARM

Briston is a vibrant North Norfolk market town with a strong sense of community and excellent access to surrounding villages, countryside, and the coast. Located around 9 miles north of Fakenham, 14 miles west of Cromer, and approximately 25 miles north of Norwich, it offers a practical and lively base for families, commuters, and those seeking a balanced rural-coastal lifestyle.

The town has a range of amenities including supermarkets, independent shops, cafés, a post office, pharmacy, and local schools, making daily life convenient. Briston is also home to several pubs and restaurants, providing social hubs for residents. Regular markets and community events at the town hall foster a welcoming and active local culture.

Briston is well-placed for outdoor pursuits, with surrounding farmland, quiet lanes and nearby Sheringham Park offering walking, cycling, and nature-spotting opportunities. The North Norfolk coastline, with sandy beaches and wildlife reserves at Cromer and Sheringham, is within easy reach for day trips and weekend adventures.

With its friendly community, practical amenities, and proximity to both countryside and coast, Briston provides a lifestyle that blends convenience, leisure, and rural charm, ideal for families, professionals, and anyone drawn to North Norfolk living.



*Note from Sowerbys*



“A truly generous  
and adaptable  
family home.”



## SERVICES CONNECTED

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

## COUNCIL TAX

Band C.

## ENERGY EFFICIENCY RATING

E. Ref:- 9099-3931-0200-6367-1200.

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: ///clocked.automatic.reset

These particulars and measurements whilst believed to be accurate, are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give representation or warranty in respect of the property.

# SOWERBYS

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