



THE STORY OF

Spinners Cottage

Worstead, Norfolk

SOWERBYS



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Spinners Cottage

18a Honing Row, Worstead, Norfolk
NR28 9RH

Beautifully Presented Modern Cottage

Three Generous Double Bedrooms

Principal Bedroom With En-Suite Shower Room

Spacious Sitting and Dining Room

Well-Appointed Kitchen/Breakfast Room

Separate Study/Home Office

Countryside Views Across Open Fields

Ample Off-Road Parking

Enclosed, Low-Maintenance Rear Garden

Quiet Village Location in the Heart of Worstead

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Tucked away within a peaceful rural setting in the popular village of Worstead, Spinners Cottage is a beautifully presented modern cottage which balances countryside charm with contemporary living. Enjoying picturesque field views, the home offers a wonderfully tranquil backdrop to everyday life, while being within easy reach of village amenities and transport links.

Thoughtfully designed and exceptionally well maintained, the property extends to over 1,480 sq. ft, with light-filled accommodation arranged over two floors. At its heart is a generous kitchen/breakfast room, ideal for both family life and entertaining, while the impressive dual-aspect sitting and dining room stretches across the rear of the property, creating a welcoming space with ample room for relaxing and gathering with friends. There's a useful study, a ground-floor cloakroom, and practical storage throughout.

Upstairs, the principal bedroom benefits from fitted wardrobes and an en-suite shower room, while the remaining bedrooms are served by a smart family bathroom. Each room has been tastefully presented, allowing a purchaser to move straight in and enjoy the home from day one.

Outside, the property has been designed with low-maintenance living in mind. A driveway provides ample off-road parking, while the enclosed rear garden offers a manageable and enjoyable outdoor space, perfect for al fresco dining, children at play or simply unwinding in the sunshine. A useful garden shed provides additional storage.

Whether sought as a permanent residence, a country retreat or a home for those wishing to enjoy village life without the burden of extensive upkeep, Spinners Cottage represents an appealing opportunity. Combining attractive modern styling, generous accommodation and delightful countryside views, this is a home that effortlessly captures the essence of Norfolk living.



It's a very spacious house
so we have definitely
enjoyed having lots of
space as a family...





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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Worstead

AN HISTORIC VILLAGE CLOSE TO
COAST AND COUNTRYSIDE

The village of Worstead is approximately 13 miles north east of Norwich City Centre. Worstead has the relic of a town rather than a village with its imposing fine church and market square; the village was once a weaving town and gave its name to a type of cloth, Worsted, woven in the Middle Ages.

The village today has a primary school, children's nursery, public house and access by rail having a station on the Bittern Line which runs to and from Sheringham and Norwich. The market town of North Walsham is approximately 3 miles to the north and has a good selection of local amenities, schooling and supermarkets including a Waitrose.

Approximately 6 miles to the east are the beautiful sandy beaches on the coast and the Broads Network which can be accessed from Stalham and Wroxham as well as many other places. Weavers Way and numerous other footpaths and bridleways run through the village and offer many fine walks in the area.



Note from the Vendor



“We’ve loved the tranquillity, the location and the chiming of the church bells... peaceful field views, fantastic neighbours and community and lovely walks.”



SERVICES CONNECTED

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

COUNCIL TAX

Band C.

ENERGY EFFICIENCY RATING

C. Ref:- 6334-2827-5300-0622-5296

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: ///copiers.thread.sleepy

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SOWERBYS

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