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## The Farm House, Hill Farm, Horning Road, Neatishead, Norfolk, NR12 8YE

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The Farm House at Hill Farm is a charming four-bedroom detached residence with an adjacent barn, set within just under 1.5 acres of idyllic Norfolk countryside. Boasting nearly 1,700 sq. ft of internal living space, the property is surrounded by open fields and scenic countryside walks, offering a peaceful rural retreat with exceptional scope.

In need of modernisation and renovation, the property presents immense potential—whether you envision creating a stunning family home, developing a commercial venture, or securing a valuable investment project (subject to the necessary planning permissions).

Nestled between the picturesque villages of Neatishead and Horning, in the heart of the Norfolk Broads, the location provides the best of both worlds: a tranquil setting with convenient access to local amenities including cafes, restaurants, a village hall, reputable schools, and direct access to the Broads' waterways for boating and outdoor adventures.

The property is approached via a shared driveway and enjoys generous grounds mainly laid to lawn, offering ample off-road parking and access to a double garage.





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& HURRELL

- IDEAL FAMILY HOME
- DETACHED PROPERTY
- POTENTIAL TO IMPROVE

- FOUR DOUBLE BEDROOMS
- NORFOLK BROADS LOCATION
- PLOT OF APPROX. ONE & A HALF ACRES

- RURAL LOCATION WITH COUNTRYSIDE VIEWS
- AMPLE OFF-ROAD PARKING & DOUBLE GARAGE
- GENEROUS BARN, FOR STORAGE OR CONVERSION

Inside, the accommodation includes a welcoming reception hall leading to a spacious family sitting room with double doors opening onto the garden. A rear lobby connects to a dining room, that could equally be used as a study, a well-proportioned kitchen/diner, and a separate utility room with a W.C. Upstairs, there are four double bedrooms and a family bathroom.

The substantial adjacent barn offers significant additional space, currently used for storage, and holds enormous potential for conversion or development, subject to planning.

The Farm House is further enhanced by its proximity to Wroxham, just four miles away—often referred to as the Capital of the Broads and home to the Norfolk Broads Yacht Club. The stunning North Norfolk coast is under ten miles to the east, while the vibrant city of Norwich, with its rich history, shopping, and cultural attractions, is just a 30-minute drive away.

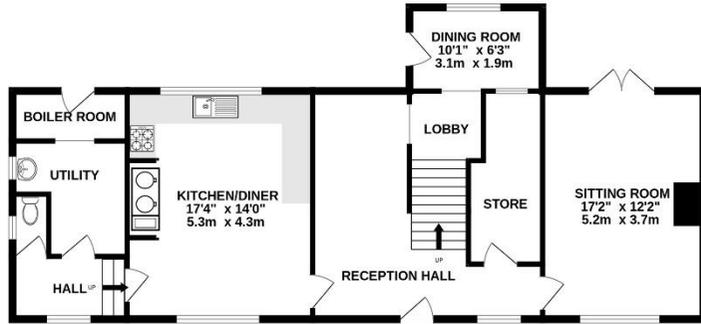
Whether you're seeking a lifestyle change, an investment opportunity, or a canvas on which to create your dream home, The Farm House offers exceptional scope—all set in a location that blends countryside serenity with coastal and riverside charm.



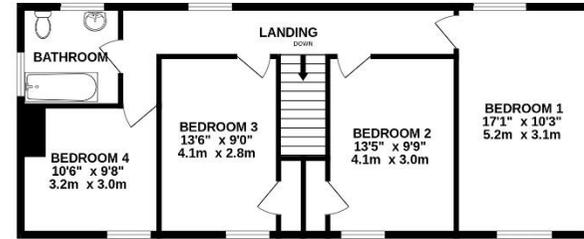


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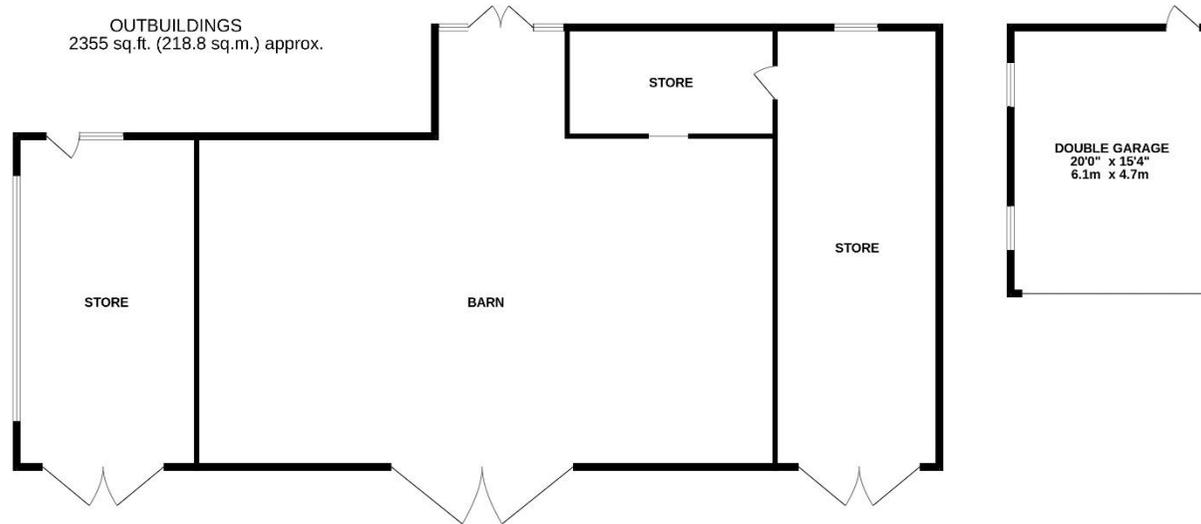
GROUND FLOOR  
953 sq.ft. (88.6 sq.m.) approx.



1ST FLOOR  
734 sq.ft. (68.2 sq.m.) approx.



OUTBUILDINGS  
2355 sq.ft. (218.8 sq.m.) approx.

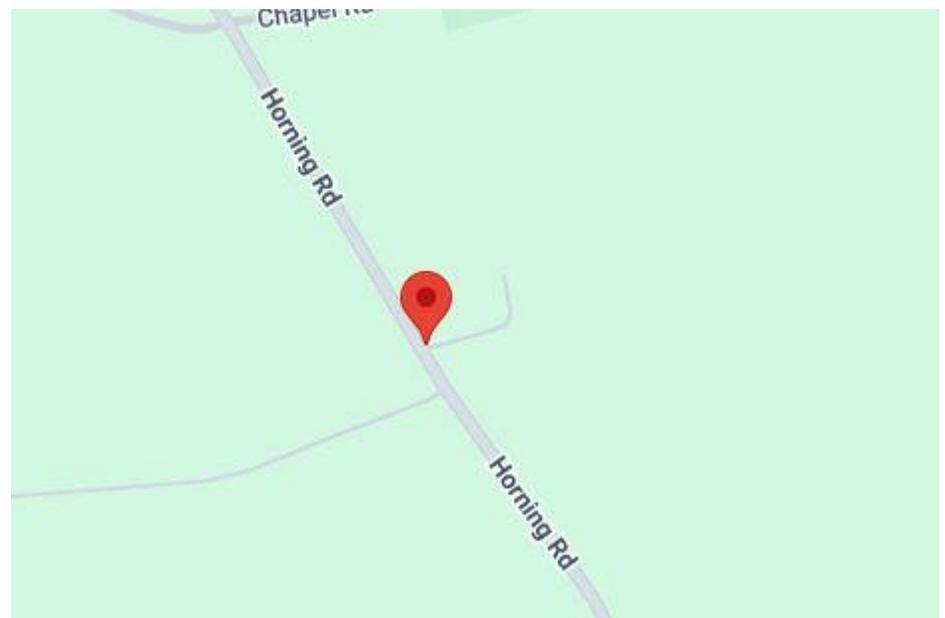


TOTAL FLOOR AREA : 4043 sq.ft. (375.6 sq.m.) approx.

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.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		60 D
39-54	E	44 E	
21-38	F		
1-20	G		





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Second Home Service	Property Cleaning Service	Mortgages	Solicitors	Surveyors	Service Providers	



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Stobart & Hurrell

Unit 3A, Station Business Park, Horning Road West, Hoveton, Norfolk NR12 8QJ

[www.stobarthurrell.co.uk](http://www.stobarthurrell.co.uk)

[enquiries@stobarthurrell.co.uk](mailto:enquiries@stobarthurrell.co.uk)

01603 782 782

