

COAST & COUNTRY LIVING

Finer Details



Charming 18th-century flint and pantiled cottage
Uninterrupted panoramic waterside views
Four bedrooms, including ground floor principal suite
Characterful reception rooms and waterside conservatory
Private gardens extending to approximately ⅓ acre
Approximately 10 metres of licensed mooring frontage
Brick-built garage, outbuildings and ample parking
Prestigious location between Horning and Wroxham

Occupying a truly privileged position overlooking the tranquil waters of Black Horse Broad, Run Cottage is an exceptional waterside residence offering privacy, character and breathtaking natural surroundings.

One of only fourteen properties enjoying direct frontage onto this exclusive Broad, this remarkable home represents an increasingly rare opportunity to secure a home in one of the Norfolk Broads' most coveted waterside settings.

Dating back to the 18th century, the original flint and pantiled cottage has been sympathetically extended and carefully modernised to create a distinctive home that effortlessly combines period charm with contemporary comfort.

With uninterrupted views across the water, delightful private gardens and access to the River Bure and the wider Broads network, Run Cottage offers an enviable lifestyle in a setting of outstanding natural beauty.

The beautifully balanced accommodation retains the warmth and individuality of the original cottage while embracing the light, space and exceptional views afforded by its more recent additions.

The principal sitting and dining room is rich in period character, with exposed timber beams and a traditional log-burning stove creating a welcoming atmosphere for both relaxed family living and entertaining.







A separate family room leads into a delightful glass-roofed conservatory, perfectly positioned to capture the ever-changing waterside panorama. Flooded with natural light, this enchanting space offers a peaceful vantage point from which to appreciate the gardens, wildlife and beauty of Black Horse Broad throughout the seasons.

The kitchen/breakfast room provides a practical and inviting setting for everyday living, while a separate study offers an ideal space for home working or quiet retreat.









The ground floor principal bedroom suite provides a private sanctuary, complete with a dedicated dressing room and en-suite shower room. Its convenient position offers flexibility for a variety of lifestyles.

A cloakroom completes the ground floor.

Within the original cottage, the first floor accommodates three further bedrooms, each contributing to the home's charming and individual character. A nursery, which could alternatively provide an additional en-suite facility, and a family bathroom complete the accommodation.















Set within approximately one third of an acre, the gardens and grounds provide a wonderfully private and picturesque setting, perfectly complementing the cottage's exceptional location.

Sweeping lawns and a paved terrace create inviting spaces for alfresco dining, summer gatherings, or simply relaxing while enjoying the peaceful waterside surroundings.

A charming bridge crosses the adjoining dyke, providing access to the rhond and waterside decking, where uninterrupted views across Black Horse Broad can be enjoyed at close quarters.

The property benefits from an annual licence for approximately 10 metres of mooring frontage, providing a wonderful opportunity to explore the River Bure and the extensive Norfolk Broads waterways.

Ample private parking, a brick-built garage, greenhouse and useful garden sheds further enhance the practicality and appeal of the grounds.











Formerly known as Hoveton Little Broad, Black Horse Broad is one of the Norfolk Broads' most secluded and exclusive stretches of water.

Extending to approximately 21 acres of enclosed water, the Broad provides a magnificent natural environment for sailing, fishing and exceptional wildlife watching.

With just fourteen properties enjoying direct frontage, homes in this idyllic setting seldom reach the open market.

The combination of tranquillity, abundant wildlife and beautiful open water creates an extraordinary sense of escape, offering a lifestyle rarely found elsewhere.

There is a half-yearly payment of £700 (£1,400 annually) for the use of the rhond and mooring. The approximately 10 metres of mooring frontage is subject to an annual licence.

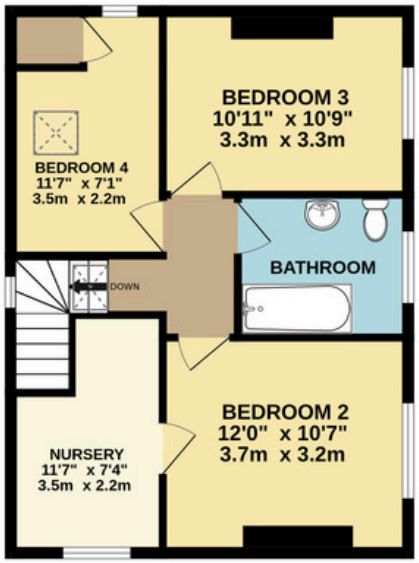




GROUND FLOOR



1ST FLOOR



TOTAL FLOOR AREA : 2071sq.ft. (192.4 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.
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