

LONG COTTAGE

Holt Road, Hunworth, Norfolk, NR24 2EY

Offers In Excess Of £550,000

BROWN & Co





LONG COTTAGE

Holt Road, Hunworth, Norfolk, NR24 2EY

DESCRIPTION

Long Cottage is a charming, detached period home extending to just over 1,850 sqft and sitting within idyllic grounds of approximately 0.75 acres, with the River Glaven running right through the plot in the sought after Glaven Valley village of Hunworth. Offering tremendous scope for modernisation throughout, as well as potential to increase the footprint, subject to the necessary planning consents, this traditional Norfolk residence presents a rare opportunity to create a bespoke waterside country home.

The versatile ground floor features a welcoming living room with an inglenook fireplace and wood burner, a kitchen opening into a dining room, a utility room, rear hall, and a shower room, while two separate staircases lead up to three double bedrooms and a family bathroom. Outside, the picturesque riverside grounds are complemented by a brick shed and a wooden carport, all set within easy reach of the Georgian market town of Holt and the North Norfolk coast.

LOCATION

Nestled in the heart of the picturesque Glaven Valley, Hunworth is an unspoilt and highly sought after North Norfolk village renowned for its tranquil rural charm, traditional brick and flint cottages, and scenic countryside walks along the River Glaven. Centered around an attractive village green and St Lawrence's Church, the village offers an idyllic countryside lifestyle while remaining remarkably well connected. Just under three miles away lies the vibrant Georgian market town of Holt, offering an array of independent boutiques, galleries, cafés, everyday amenities, and the renowned Gresham's School, while the stunning North Norfolk coastline and beaches at Blakeney and Cley-next-the-Sea are within a short, scenic drive.

With convenient rail links from nearby Sheringham and Cromer to Norwich and onward connections to London, Hunworth successfully combines the tranquility of country living with excellent accessibility, making it a desirable location for both permanent residence and holiday retreats.





SPECIFICATION

Idyllic Riverside Grounds: Detached period cottage extending to over 1,850 sqft, set within approximately 0.75 acres with the River Glaven running through the grounds.

Exciting Potential: Requires modernisation throughout with scope to increase the footprint, subject to planning permission.

Character Living Space: Living room featuring a traditional inglenook fireplace with a wood burner.

Kitchen & Dining: Kitchen opening directly into a dining room, supported by a separate utility room.

Flexible Layout: Three first-floor double bedrooms accessed via two separate staircases.

Bathrooms: First-floor family bathroom plus a convenient ground-floor shower room and rear hall.

Outbuildings & Parking: Traditional brick shed and a wooden carport.

Services: Oil-fired central heating and private sewage treatment plant.

Prime Location: Situated in the picturesque Glaven Valley village of Hunworth, under three miles from Holt.

Nature & Wildlife: The River Glaven brings abundant local wildlife and a tranquil waterside backdrop right into the garden.

No Onward Chain: Offered with no onward chain for a smoother transaction.

GENERAL REMARKS & STIPULATIONS

Intending purchasers will be asked to produce original Identity Documentation and Proof of Address before solicitors are instructed.





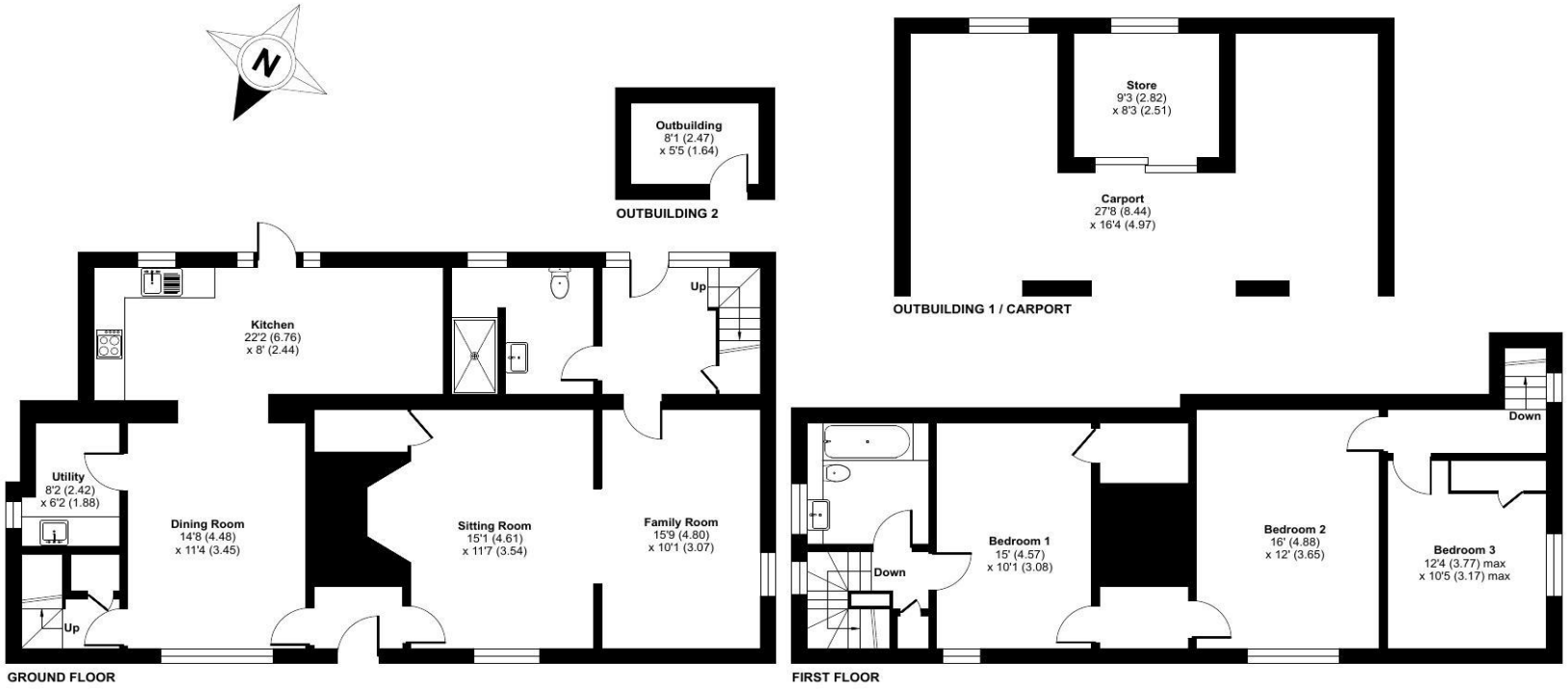


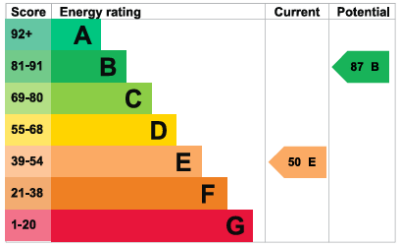




Holt Road, Hunworth, Melton Constable, NR24

Approximate Area = 1853 sq ft / 172.1 sq m (excludes carport)
Outbuildings = 120 sq ft / 11.1 sq m
Total = 1973 sq ft / 183.2 sq m
For identification only - Not to scale





Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for Brown & Co. REF: 1549357

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