



**STOBART  
& HURRELL**

WE BRING PEOPLE AND PROPERTY TOGETHER ACROSS NORFOLK



## Etnacott, Front Street, Trunch, Norfolk, NR28 0AH

A charming cottage set in the heart of the idyllic North Norfolk village of Trunch, offering a quintessential village lifestyle. The village is home to a historic 14th-century church, a traditional public house, and a thriving community centre, creating a welcoming and close-knit setting. For a wider range of amenities, the nearby market town of North Walsham provides supermarkets, schools, and a rail service to Norwich, with onward connections to London.

Set just off the road, the property enjoys attractive views of the village church both to the front and rear. To the side, a gated entrance leads into an enclosed courtyard garden, offering a private and peaceful outdoor space ideal for relaxing or entertaining with family and friends. The cottage also benefits from the convenience of off-road parking.

Inside, the cottage is well presented and full of character. The entrance opens into a welcoming dining room where a central wood-burning fireplace creates a focal point between the dining area and adjoining lounge. A galley-style kitchen sits to the rear alongside a bath and shower room. Upstairs, there are three bedrooms, each benefiting from built-in storage.

The property is further enhanced by its excellent location, within easy reach of the stunning North Norfolk coastline and the waterways of the Norfolk Broads National Park. This appealing setting offers the perfect balance of tranquil village living with convenient access to coast and countryside, while the historic cathedral city of Norwich, approximately 19 miles away, provides extensive shopping, cultural attractions, leisure facilities, and a regular rail service to London Liverpool Street.



Semi-Detached



Cottage



Older



1 Bathroom



2 Receptions



3 Bedrooms



Tax Band B



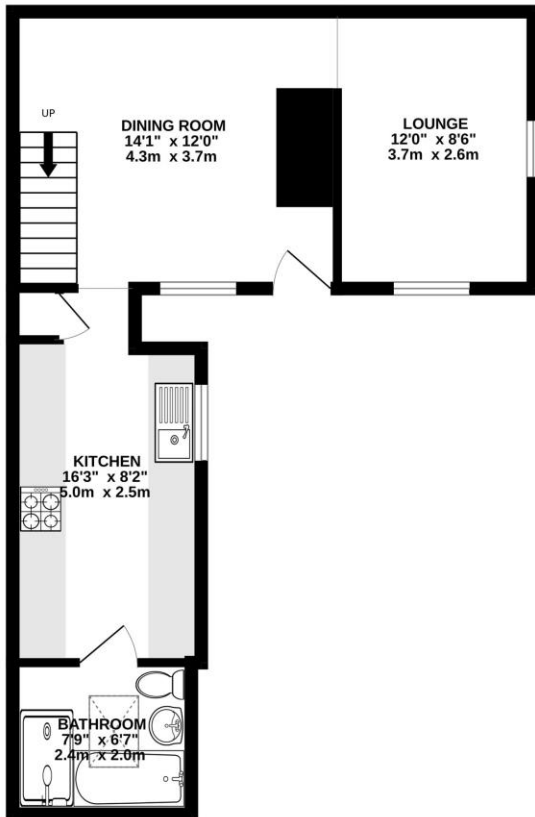
Off-Road  
Parking



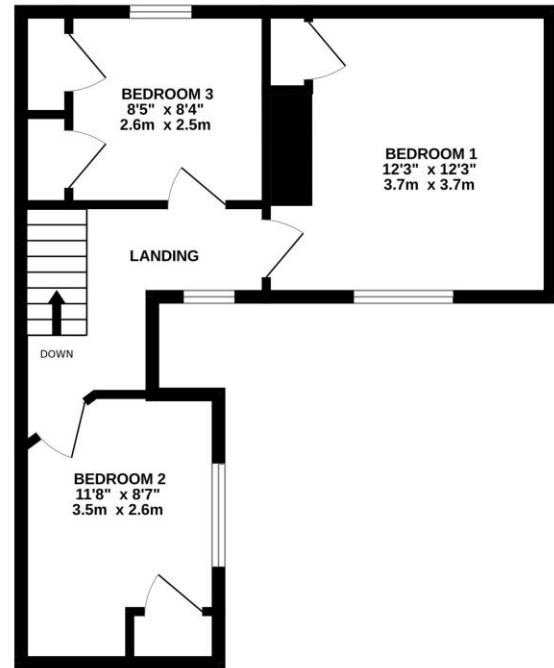
No  
Garage



GROUND FLOOR  
434 sq.ft. (40.4 sq.m.) approx.



1ST FLOOR  
399 sq.ft. (37.0 sq.m.) approx.



TOTAL FLOOR AREA : 833 sq.ft. (77.4 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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		73 C
55-68	D	56 D	
39-54	E		
21-38	F		
1-20	G		

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