

EXCEPTIONAL

by **propertyladder**



CHURCH COTTAGE, HORSTEAD, NR12 7ET

A charming, character-filled home with spacious living, annex potential, and a prime setting near the River Bure in Horstead

Church Cottage, Horstead



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Charm, Space & Setting!

With its striking arched windows, bright blue shutters, and fairytale façade, this enchanting Grade II listed home in Horstead is truly one of a kind. Originally built as a pair of 18th-century clerical cottages, the property was later acquired by a single owner and sympathetically extended in the 1990s to create a truly unique, character-filled residence.

18th-century Gothic Revival styling lends a distinctive edge, with ornate drip mouldings, pointed-arch doorways, and a bold yet timeless colour scheme. Set behind a traditional flint wall and framed by blooming cottage-style gardens, the house immediately captures the imagination.

Inside, the accommodation is both generous and versatile. There are five bedrooms, five reception rooms, two kitchens and three bathrooms—providing excellent flexibility for family life, entertaining, home-working or even multigenerational living. Two stunning inglenook fireplaces form the heart of the home, while the original thick 18th-century walls help retain warmth in winter and keep the house cool in summer, creating a comfortable environment year-round.

There's also a charming working water pump fed from an original well—an authentic and eye-catching feature sure to appeal to lovers of period detail.

Tucked away on a peaceful lane, the setting is equally as magical—just moments from the River Bure and a short stroll to some of the area's most popular pubs and restaurants. Whether you're seeking heritage charm, flexible living space, or a true sense of place, this rare property offers a timeless slice of Broadland village life.



ACCOMMODATION

Ground Floor

Entrance Hall

Dining Room: 17'4" x 11'2" (5.28m x 3.40m)

Bathroom: 8'1" x 5'3" (2.47m x 1.61m)

Kitchen: 9'11" x 6'5" (3.02m x 1.96m)

Living Room: 12'9" x 12'8" (3.89m x 3.87m)

Lounge: 14'3" x 12'8" (4.35m x 3.87m)

TV Room: 9'11" x 9'8" (3.02m x 2.94m)

Living Room: 9'11" x 9'7" (3.02m x 2.92m)

Kitchen (left side): 9'11" x 6'4" (3.02m x 1.94m)

Shower Room: 7'6" x 5'2" (2.29m x 1.57m)

Boiler Room: 7'6" x 5'2" (2.29m x 1.57m)



ACCOMMODATION

First Floor

Bedroom One: 17'4" x 11'2" (5.28m x 3.40m)

Ensuite: 6'10" x 5'3" (2.07m x 1.61m)

Bedroom Two: 12'9" x 11'8" (3.89m x 3.56m)

Bedroom Three: 9'2" x 5'10" (2.80m x 1.78m)

Bedroom Four: 12'9" x 11'8" (3.89m x 3.56m)

Bedroom Five: 9'2" x 5'10" (2.80m x 1.78m)



OUTSIDE

Colourful Serenity

The gardens at Church Cottage are a true highlight—beautifully arranged across two main areas. Immediately to the rear, a well-kept lawn is bordered by vibrant, mature planting that adds colour and seasonal interest. To the side, another generous lawned section continues the theme, with an abundance of shrubs and flowers creating a peaceful, private outdoor space.

There is off-street parking available and potential to build a garage, subject to the necessary planning permissions. The front of the property enjoys picturesque views of the neighbouring church, while a nearby footpath provides easy access to the River Bure—just a short and scenic stroll away.





LOCATION

Horstead is a picturesque Norfolk village that perfectly captures the charm of countryside living while being just a short drive from Norwich. Nestled alongside the River Bure, the village offers peaceful surroundings, riverside walks, and a strong sense of community. With the renowned Recruiting Sergeant pub and a network of scenic footpaths, it's a haven for those who enjoy the outdoors and good food alike. Horstead's blend of period homes, leafy lanes, and nearby amenities in Coltishall make it one of Broadland's most desirable places to live.

GROUND FLOOR
1041 sq.ft. (96.8 sq.m.) approx.

1ST FLOOR
644 sq.ft. (59.9 sq.m.) approx.



TOTAL FLOOR AREA : 1686 sq.ft. (156.6 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.
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To Arrange a Viewing....

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