

**SALES & LETTINGS**

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## Morea, Pinewood Drive, Horning, Norfolk, NR12 8LZ

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Nestled on the northern banks of the River Bure is the renowned waterside village of Horning - to mean 'Folk who live on the high ground between the Rivers'. It is said that if you only visit one village on the famous Norfolk Broads, make it Horning.

Today by road or river Horning is land marked by the majestic Swan Inn and picturesque Lower Street, complete with its butchers, delicatessen, gallery, Post Office, restaurants and cafes which run parallel to the river. The village green plays host to a Summer Fete, the Sailing Club musters for the enduring annual 'Three Rivers Race' and even tour guides advise visiting Horning in snow fall - described as pretty all year round.

Morea is an enviably engaging family home, set toward the end of a discerning cul-de-sac and approached along a private driveway leading to a gated entrance which opens to a generous expanse affording ample off-road parking and garaging.







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- VANTAGE RIVER VIEWS
- IDYLIC VILLAGE SETTING
- DISCERNING CUL-DE-SAC LOCATION

- GENEROUS FAMILY HOME
- PRIVATE DRIVEWAY & GATED ENTRANCE
- FOUR BEDROOM & FOUR RECEPTION FAMILY HOME

- AMPLE OFF-ROAD PARKING & GARAGING
- LARGE CONSERVATORY OVERLOOKING THE GARDENS
- SHARED PRIVATE VEHICULAR ACCESS TO LOWER STREET

From their vantage point overlooking aspects of the bustling River Bure, Morea provides an enviable wealth of accommodation affording versatile solutions; independence for aging loved ones or those yet to fly the nest or entrepreneurial freedom for those seeking to engage in Bed and Breakfasting or Holiday Letting amidst the renowned Norfolk Broads National Park.

Morea's ranging accommodation is arranged over three sociable split levels and comprises of four generous bedrooms; two with en-suite and a master bedroom with an additional dressing room and walk-in closet and an additional four reception rooms.

The property also enjoys shared private vehicular access down to the picturesque Lower Street with its amenities and popular waterside eateries which make Horning an idyllic place to escape to the countryside for recreation or relaxation on the sedate banks of the Broads or nearby Norfolk coastline. Life at the property is further complemented by its location; less than four miles to the Broads Capital of Wroxham and less than thirty minutes to the county's capital city of Norwich or the Norfolk Coastline.

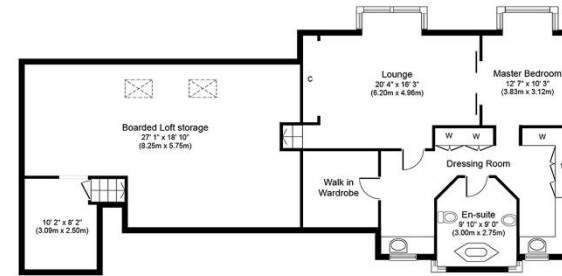
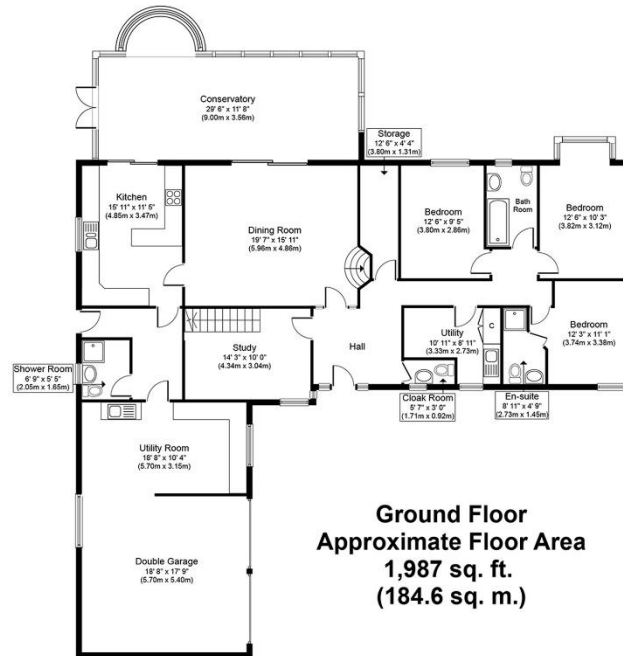




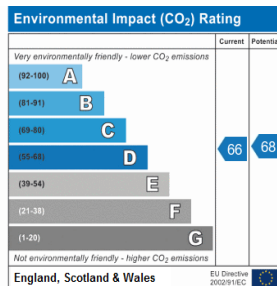
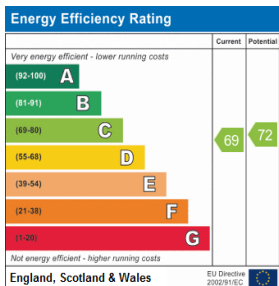


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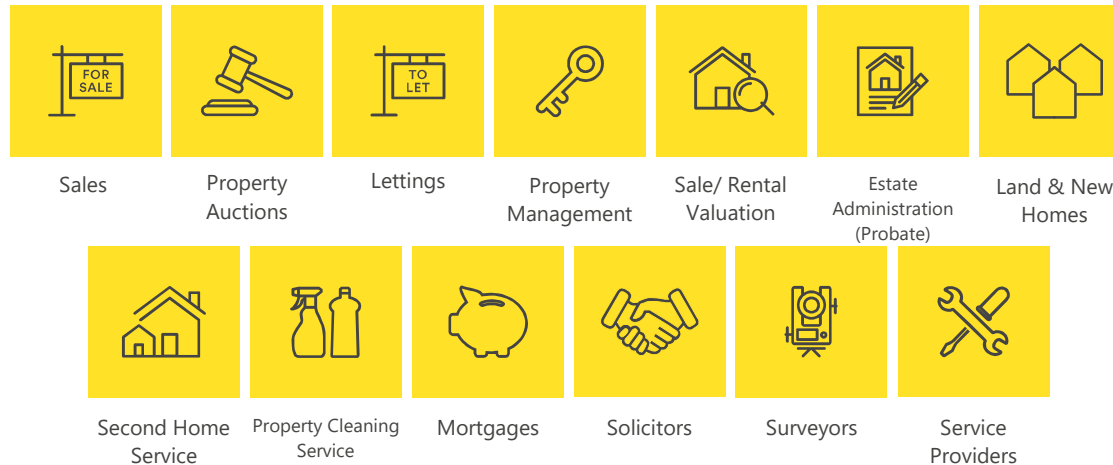


Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. 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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