



GREBE ISLAND, HORNING
OFFERS IN EXCESS OF £650,000 FREEHOLD

WATERSIDE
ESTATE AGENTS

GREBE ISLAND, HORNING NR12 8PF

- Simply stunning location set on the banks of the River Bure, with panoramic views
- Moorings for several boats including a 49ft long dock
- 4 double bedrooms, 3 bathrooms/shower rooms
- Currently run as a successful holiday let

Occupying a truly stunning position set on the banks of the River Bure with picturesque far reaching views, and over 160ft of private quay heading providing moorings for multiple boats, all set within walking distance of a wide range of amenities in the highly sought after village of Horning, at the very heart of the Norfolk Broads.

The accommodation consists of a contemporary fitted kitchen with appliances, which is semi-open plan to the impressive 28ft long dual aspect living room, dominated by panoramic views out over the river. All four bedrooms are doubles, with two of these having en-suite facilities, and a four piece family bathroom. There is also an external utility/store room. Features include UPVC sealed unit double glazing throughout, LPG central heating by radiators, private off road parking for several cars and a generous south facing corner plot boasting far reaching river views, which can be especially enjoyed from the decked roof terrace, accessed via a spiral staircase.

Currently run as a successful, well established holiday let, but with full residential status, set within walking distance of all of Horning's extensive amenities, and extremely well placed for access to Wroxham, the coast, Norwich and the entire Norfolk Broads network. Early viewing recommended.

ACCOMMODATION

Kitchen: 16'9" x 7'8"

Full range of wall and floor mounted storage units finished with granite worktops, with sink unit and drainer, integrated fridge and freezer, plumbing for automatic dishwasher, electric cooker point with extractor hood. LPG central heating boiler, window and glazed door to side, laminate flooring, down lighters, semi-open plan to:

Living Room: 28'3" x 17'4"

A spacious, dual aspect living space dominated by panoramic river views, with picture windows to front and side and French doors leading out onto the south facing sun deck.

The sense of space and light is further enhanced by the partially vaulted ceiling and feature lighting. Laminate flooring and TV point.





Inner Hallway

Radiator, laminate floor, loft access.

Bedroom 1: 11'6" x 9'2" (12'4" max)

Window to side with river view, range of fitted drawers, three door fitted wardrobe, radiator, laminate flooring, panelled door.

En-Suite Shower Room

Low level w/c, wash basin, shower enclosure, extractor fan and down lighters.

Bedroom 2: 11'6" x 10'4"

Windows to side and rear, laminate flooring, radiator, panelled door.

En-Suite Shower Room

Shower enclosure, low level w/c and wash basin, extractor fan down lighters, panelled door.

Bedroom 3: 11'7" (14'0" max) x 11'1"

Box bay window to side with river views, radiator, laminate flooring, panelled door.

Bedroom 4: 9'6" x 7'9"

Window to side and rear radiator, TV point, panelled door.

Family Bathroom

Contemporary four piece suite consisting of a double shower enclosure, panelled bath, vanity wash basin and a low level w/c, radiator, down lighters, windows to side, panelled door.

External Utility/Store Room

Plumbing for washing machine, fitted storage units.



OUTSIDE

The property offers a generous south facing corner plot boasting impressive uninterrupted panoramic views out over the River Bure with over 75ft of quay headed river frontage to the front elevation and a further 90ft of quay heading to the side. Included within this section of the plot is a private side on mooring dock measuring approximately 49'6" x 13'6" which has the benefit of being able to be used completely independently of the main house if needed.

Across the front of the property is a large raised sun deck leading out directly from the living room and, accessed via an external spiral staircase, there is a south facing roof terrace providing the perfect vantage point to sit and enjoy the ever-changing views of one of the Broads' most picturesque sections of river.

The rest of the plot is laid to lawn with a gravelled driveway providing private parking for several cars. There are also two timber storage sheds.

ADDITIONAL INFORMATION

Tenure: Freehold with full residential status

Services: Mains electricity, water and drainage (pumped), LPG central heating.

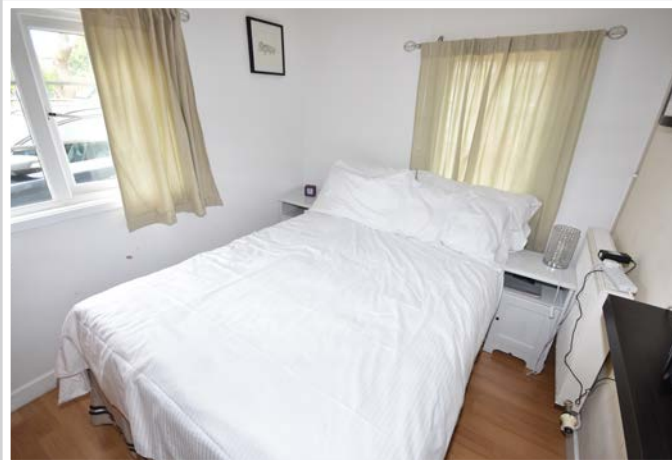
Access: Via a private roadway and bridge.

Whilst it is our intention that these sales particulars offer a fair and accurate account, they are provided for guidance purposes only and do not constitute part of any offer or contract.

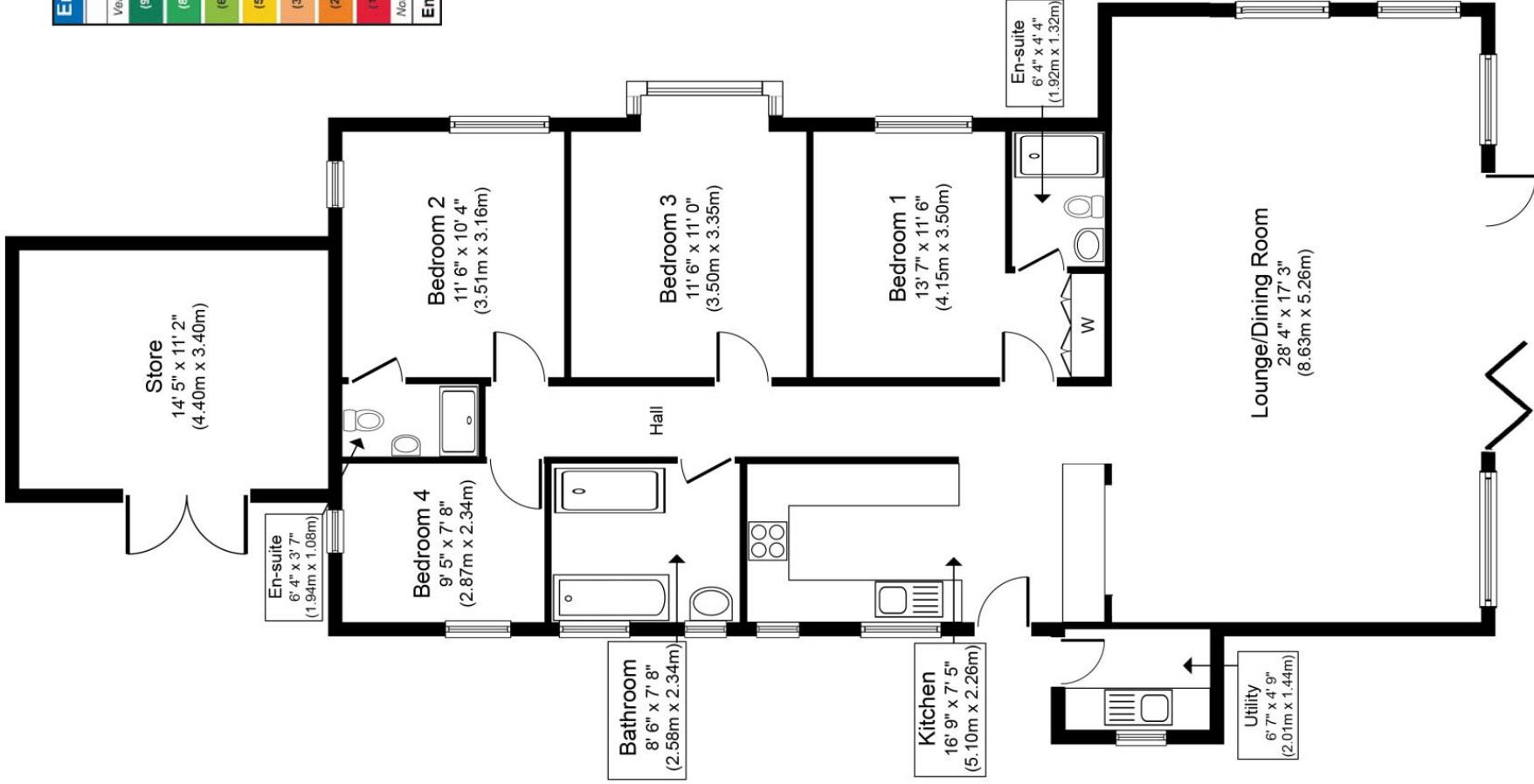
All measurements are approximate and we have not tested any equipment or services, and no warranty is given or implied that these are in working order.

Prospective purchasers are advised to satisfy themselves by inspection or by further investigation via their solicitor or surveyor.









Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
A		
B		
C		
D		
E		
F		
G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		

Approximate Floor Area
1225 sq ft
(114 sq m)

PLAN NOT TO SCALE
FOR GUIDANCE PURPOSES ONLY



WATERSIDE ESTATE AGENTS
Broads Haven, Potter Heigham, Norfolk NR29 5JD

Tel: 01692 670400
Email: sales@watersideestateagents.com
www.watersideestateagents.com