



GREBE ISLAND, HORNING
£465,000 FREEHOLD

WATERSIDE
ESTATE AGENTS

GREBE ISLAND, HORNING, NORFOLK NR12 8PF

- 4 bed detached waterside cottage
- Period character, contemporary style and finish
- Generous private mooring
- Established holiday let
- Views of the River Bure

A beautifully presented four bedroom detached waterside cottage set in a sought after and picturesque location within sight of the River Bure and easy walking distance of the centre of Horning.

Of timber construction under low maintenance cladding beneath a recently replaced thatched roof, this deceptive property successfully combines the charm and character of a period property with style and standards of finish of a contemporary home.

The accommodation consists of a kitchen, open plan to a generous living room, master bedroom with en-suite shower room, three further double bedrooms and a large four piece bathroom.

Features include full UPVC sealed unit double glazing, LPG central heating, well enclosed south facing garden with private parking for three cars. The property also

offers approximately 150ft of private quay heading including a generous double length mooring measuring approximately 90ft x 13ft. Part of this mooring could easily be used independently of the main property if its current use as a well established holiday let was to be continued.

With impressive views out over the water along the dyke to the River Bure beyond, the property is equally suitable as a main residence, a well placed second home or as an already successful holiday let, with contents available by separate negotiation.

Set within approximately half a mile from the centre of Horning, one of the Broads' most sought after villages, served by a wealth of local amenities including three riverside pubs, two restaurants, deli, coffee shop, village store, Post Office, butchers and a number of boatyards/boat hire businesses. The village sits on the River Bure, which gives access to the entire Norfolk Broads network. Early viewing recommended.

ACCOMMODATION

Kitchen: 12'1" x 9'8"

Range of wall and floor mounted units with sink unit and drainer, electric cooker point, extractor hood, plumbing for washing machine, laminate flooring, window to side, part glazed door to side, open plan to:





Living Room: 20'1" x 16'5" (irregular shaped room)

Picture windows looking out over the water to the river beyond. French doors leading out onto a raised sun deck, two radiators, laminate flooring.

Master Bedroom: 10'1" x 9'3"

Dual aspect with impressive views looking down the dyke to the River Bure beyond. French doors out onto raised decking. Radiator, panelled door, built in wardrobe, TV point.

En-Suite Shower Room

Shower enclosure with folding door, hand basin, low level w/c, towel rail, down lighter and extractor fan.

Bedroom 2: 12'2" x 10'1"

Dual aspect with views out over the moorings. Radiator, built in wardrobe, panelled door.

Bedroom 3: 10'0" x 9'0"

Window to rear, radiator, built in wardrobe, panelled door.

Bedroom 4: 9'7" x 8'5"

Window to rear, radiator, built in wardrobe, panelled door.

Bathroom: 11'9" x 7'7"

Four piece suite comprising a low level w/c, vanity wash basin, panelled bath, large shower enclosure, radiator, heated towel rail, laminate flooring, built in boiler cupboard, panelled door.





OUTSIDE

The property occupies a generous corner plot with water on two sides and impressive views along the dyke down to the River Bure beyond.

The enclosed, south facing garden is mainly laid to lawn with raised decking wrapped along the property leading to a large sun deck looking out over the water. The property benefits from outside lighting, power and water, a garden shed and private off road parking for three cars.

The total quay heading extends to approximately 150ft, which includes a double length mooring measuring approximately 90ft x 13ft with shore power.

ADDITIONAL INFORMATION

Tenure: Freehold

Full residential status, currently run as a holiday let with bookings in place for the coming season, contents available by separate negotiation.

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

Access: via a private roadway and bridge. Annual service charge tbc.

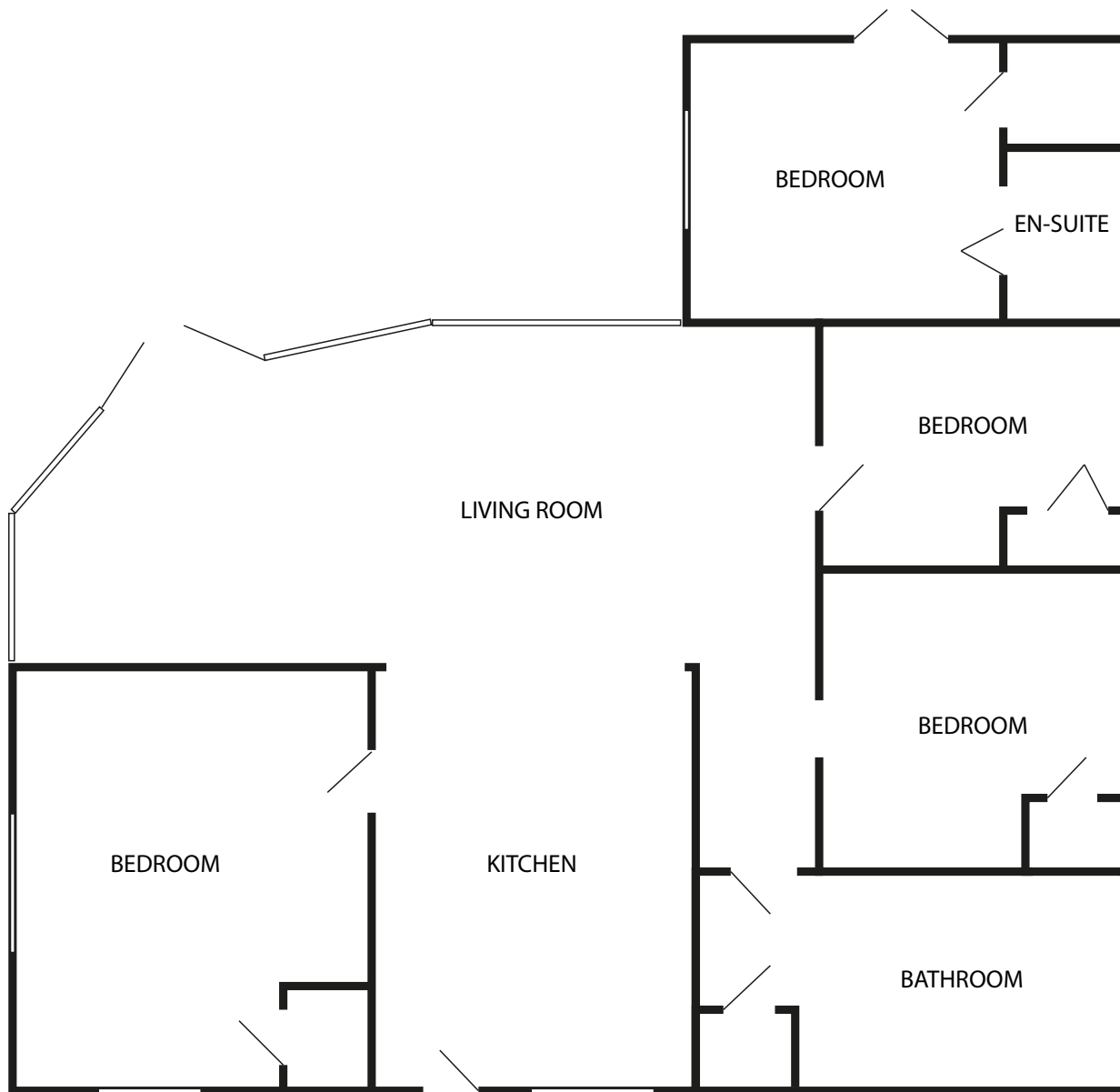
Whilst it is our intention that these sales particulars offer a fair and accurate account, they are provided for guidance purposes only and do not constitute part of any offer or contract.

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.







PLAN NOT TO SCALE
FOR GUIDANCE PURPOSES ONLY

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D	60	61
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
	EU Directive 2002/91/EC	



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