



BURE COURT, LOWER STREET, HORNING
OFFERS IN EXCESS OF £395,000 FREEHOLD

WATERSIDE
ESTATE AGENTS



BURE COURT, LOWER STREET, HORNING NR12 8AA

- Beautiful riverside location
- 19ft long river frontage
- Double garage
- End of a row of three cottages
- Full residential status
- Central village location
- Successful holiday let

The perfect riverside cottage, charming, full of character and with stunning, panoramic river views set in the middle of Horning, within easy reach of a wealth of amenities.

Currently run as a successful, well established holiday let, but equally suitable as a main residence or as a second home, this well presented cottage offers direct river access with 19ft of private quay heading, making it the ideal spot to fish from or to keep a small boat. It also benefits from full gas fired central heating by radiators (with a boiler newly fitted in 2017), sealed unit double glazing and a double garage with additional off road parking for a third vehicle.

The accommodation consists of an entrance hall, a contemporary four-piece bathroom, a dual aspect living room with views of the river, fitted kitchen with a utility area and two double bedrooms, the largest of which boasts impressive, far reaching views out over the River Bure.

Available with no onward chain, with holiday bookings in place for almost the entire 2019 season, and with most of the contents available by separate negotiation.

Rarely do properties of this type in this riverside location come to the market. Early viewing recommended.

ACCOMMODATION

Entrance Hall

Staircase to first floor, radiator, wall light points.

Bathroom

Modern four-piece suite with panelled bath, double shower enclosure, wash basin and w/c with window to side, radiator, extractor fan, shaver point and panelled door.





Kitchen: 8'8" x 7'10"

Full range of wall and floor mounted units with 1½ sink unit and drainer, built in oven, hob and extractor hood, breakfast bar, tiled splash backs, window to front aspect, serving hatch, plumbing for dishwasher.

Utility Area

Wall mounted central heating boiler, plumbing for washing machine, door to front aspect, window to front and side.

Living Room: 17'3" x 16'1"

An inviting, dual aspect reception room with picture windows and French doors leading out onto the sun terrace with impressive river views. Three radiators, wood burner with brick surround, tiled hearth and wooden mantles, wall lights, panelled door.

FIRST FLOOR

Landing

Window to side, telephone point.

Bedroom 1: 16'1" x 11'4"

Window to front aspect with panoramic river views, built in wardrobe, access to eaves (x2), radiator, panelled door.

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

Window to rear, radiator, built in cupboard.

OUTSIDE

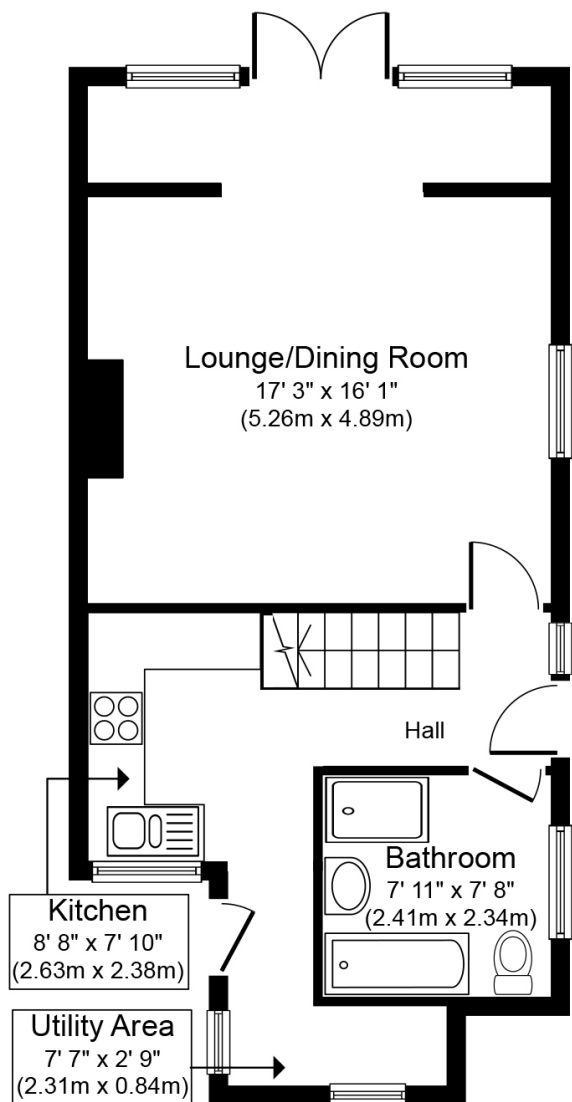
The property is approached via a private driveway which leads to a double garage with twin up and over doors and a gravelled parking area.

Gated access leads to the front and back doors and then to the attractive riverside garden. Laid mainly to lawn with south west facing patio enclosed by fencing and mature hedging leading to private quay heading measuring approximately 19ft long, the perfect vantage point to sit and fish, keep or launch a small boat or canoe or simply enjoy the impressive, ever-changing view.

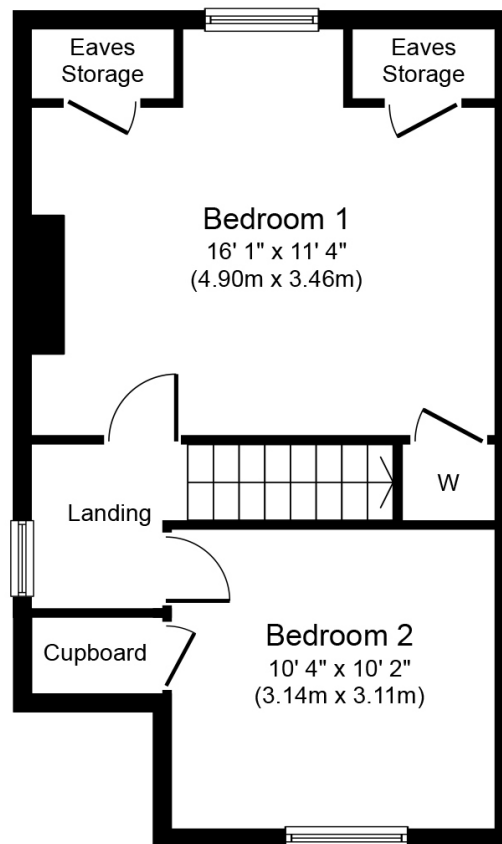






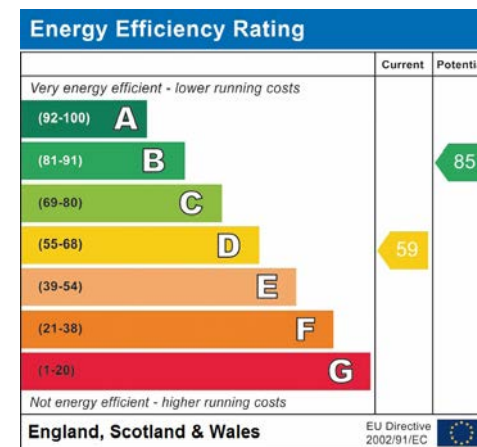


Ground Floor
Approximate Floor Area
496 sq. ft.
(46.1 sq. m.)



First Floor
Approximate Floor Area
425 sq. ft.
(39.5 sq. m.)

PLAN NOT TO SCALE
FOR GUIDANCE PURPOSES ONLY



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.



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