



FERRY ROAD, HORNING  
£435,000 FREEHOLD

**WATERSIDE**  
ESTATE AGENTS



# FERRY ROAD, HORNING, NORFOLK NR12 8PS

- Sought after location on the banks of the Rive Bure
- 79ft long frontage/mooring
- Beautiful, uninterrupted views
- Private parking for multiple cars
- Walking distance of the village and a wide range of local amenities
- Established holiday let

Offering a stunning position on the banks of the River Bure with impressive panoramic views, this beautifully kept waterside property really is the perfect holiday home, currently run as a successful holiday let.

Built by the owners in 1993, this well proportioned riverside bungalow is of timber construction, sat upon steel subframe and concrete piles, enjoying an elevated position making the most of the ever changing river view. The quay headed frontage extends to approximately 79ft with scope to moor up alongside, while still leaving plenty of room to sit and fish.

The accommodation consists of an entrance hall, dual aspect kitchen/breakfast room, south/west facing living room leading out onto the riverside verandah, three bedrooms and bathroom. Features include full gas fired central heating via radiators, sealed unit double glazing and private off road parking for multiple cars/boats etc.

The current owners use the cottage as a second home, while also capitalising on the sought after location by running it as a well established, fully managed holiday let with a significant number of bookings already in place for the coming season.

Early viewing is recommended.

## ACCOMMODATION

Steps up to part glazed front door leading to:

### Entrance Hall

Radiator, two built in storage cupboards, coved ceiling, loft access.







### **Kitchen/Breakfast Room: 15'4" x 9'1"**

Full range of wall and floor mounted units with 1½ sink unit and drainer, with built in oven, hob and extractor hood, plumbing for dishwasher and washing machine, partially tiled walls, coved ceiling, dual aspect with river views.

### **Living Room: 17'7" x 12'8"**

South west facing with impressive river views. Sliding patio doors leading out onto the verandah. Coved ceiling, two radiators, TV point.

### **Bedroom 1: 12'9" x 11'1"**

Window to rear with river views, radiator, coved ceiling, TV point, built in double wardrobe, panelled door.

### **Bedroom 2: 11'1" x 9'2"**

Window to side aspect, radiator, coved ceiling, panelled door.

### **Bedroom 3: 9'3" x 7'7"**

Window to rear with river views, built in wardrobe, radiator, coved ceiling, panelled door.

### **Bathroom**

Low level w/c, wash basin, panelled bath with built in shower. Partially tiled walls, radiator, extractor fan, shaver point, panelled door, window to front aspect.



## **OUTSIDE**

The property is approached via large wooden double gates that in turn lead to a large, gravelled parking area, providing off road parking for multiple vehicles. There is a south facing patio with steps leading up to the raised verandah, the perfect vantage point from which to appreciate the beautiful riverside location.

The plot enjoys approximately 79ft of private quay headed frontage directly onto the River Bure, suitable for mooring, fishing or simply enjoying the view.

There is also external lighting, outside tap and a garden shed with power and lighting.

## ADDITIONAL INFORMATION

Tenure: Freehold

Occupancy: Suitable for use all year round, but not as a permanent residence

Services: mains water, drainage, electricity, mains gas and telephone.

Available fully furnished by negotiation.



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.

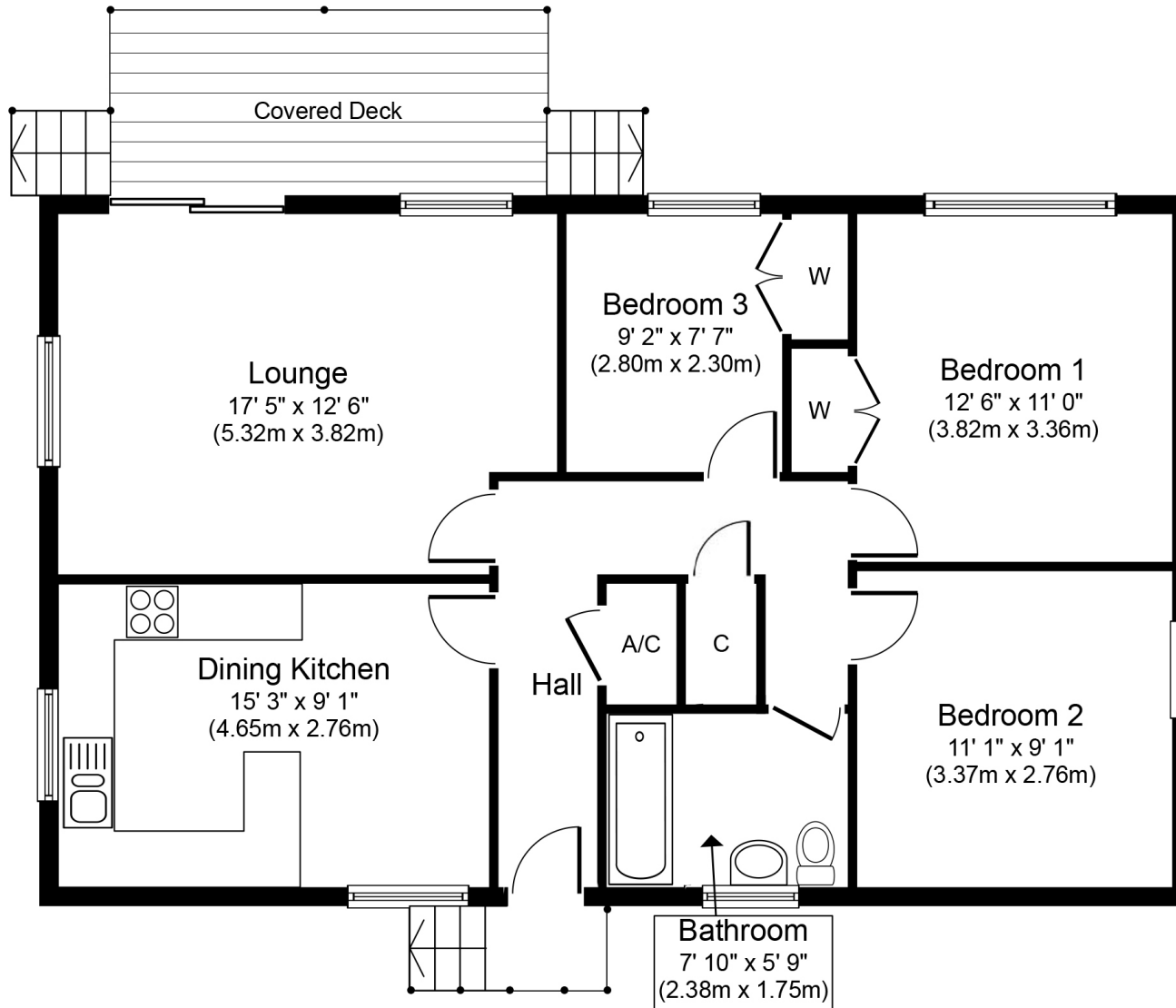
Prospective purchasers are advised to satisfy themselves by inspection or by further investigation via their solicitor or surveyor.











**Approximate Floor Area**  
918 sq. ft.  
(85.3 sq. m.)

PLAN NOT TO SCALE  
FOR GUIDANCE PURPOSES ONLY

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>	74	76
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



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