



MILL HILL, BRAMERTON
£450,000 FREEHOLD

WATERSIDE
ESTATE AGENTS



MILL HILL, BRAMERTON, NORFOLK NR14 7EN

- Detached riverside cottage
- Stunning panoramic views over the River Yare and beyond
- Brick and flint construction, full of character and charm
- 58ft long private mooring
- Private and peaceful location
- Established holiday let with full residential status

A beautiful riverside cottage set in an idyllic location on the banks of the River Yare with uninterrupted panoramic views and a private 58ft long mooring.

This charming detached property is of brick and flint construction under a tiled roof, and is presented to a high standard offering immense character in a quiet, secluded and elevated position adjacent to Bramerton Common, with commanding views out over the river.

Features include sealed unit double glazing, night storage heating, a wood burner to the sitting room, UPVC and brick built conservatory offering stunning views, a fully fitted kitchen with a range of built in appliances, two double bedrooms and a recently refitted bathroom.

Currently used as an established and successful holiday let but with the flexibility to be used as either a perfectly placed second home or an impressive permanent residence.

Bramerton is a highly regarded, unspoilt riverside village just five miles south east of Norwich, set on the Southern banks of the River Yare with access to the entire Norfolk Broads network. The village offers its own riverside pub/restaurant and there is an RSPB nature reserve just along the river at Surlingham.

ACCOMMODATION

Kitchen/Breakfast Room: 11'1" x 11'0"

Full range of wall and floor mounted units with sink unit and drainer, built in oven, hob and extractor hood, built in dishwasher. Tiled floor, night storage heater, wall lights, door and window to side.

Sitting Room: 19'6" x 11'10"

Impressive triple aspect living room with river views. Brick chimney breast with wood burner on a Pamment tiled hearth, tiled floor, two night storage heaters, glazed double door to:

Conservatory: 13'11" x 11'9"

Of brick and UPVC construction with beautiful far reaching river views. Tiled floor, electric heaters, double doors to side.

Inner Hallway

Tiled floor, window to rear, built in storage cupboards and plumbing for a washing machine.

Master Bedroom: 18'2" x 8'5"

Windows to rear with river views, tiled floor, night storage heater.

Bathroom

Recently refitted with a panelled bath with fitted shower and screen, low level w/c and a wash basin. Heated towel rail, wall mounted fan heater, fully tiled walls and floor, down lighters and an electric fan.

Bedroom 2: 10'0" x 7'11"

Window to side, tiled floor, night storage heater, built in wardrobe and cupboard housing the hot water cylinder.





OUTSIDE

The cottage occupies an elevated position with commanding panoramic views. A generous paved terrace leads out from the kitchen and the conservatory with a further lawned area, shed with power connected and gated access out onto Bramerton Common.

RIVERSIDE GARDEN

A beautiful and tranquil setting, perfect for those with a love of fishing, boating, canoeing or simply sitting and enjoying the endless variety of birdlife. The quay headed river frontage extends to approximately 58ft ample mooring for one or two boats with access to the entire Broads Network. The rest of the plot is laid to lawn, enclosed by panel fencing and separated from the property by a public footpath.

ADDITIONAL INFORMATION

Tenure: Freehold, with full residential status

Services: Mains electricity, water and drainage, Wi-Fi and telephone connected

The property is currently run as a well established, successful holiday let. Full contents are available by separate negotiation.

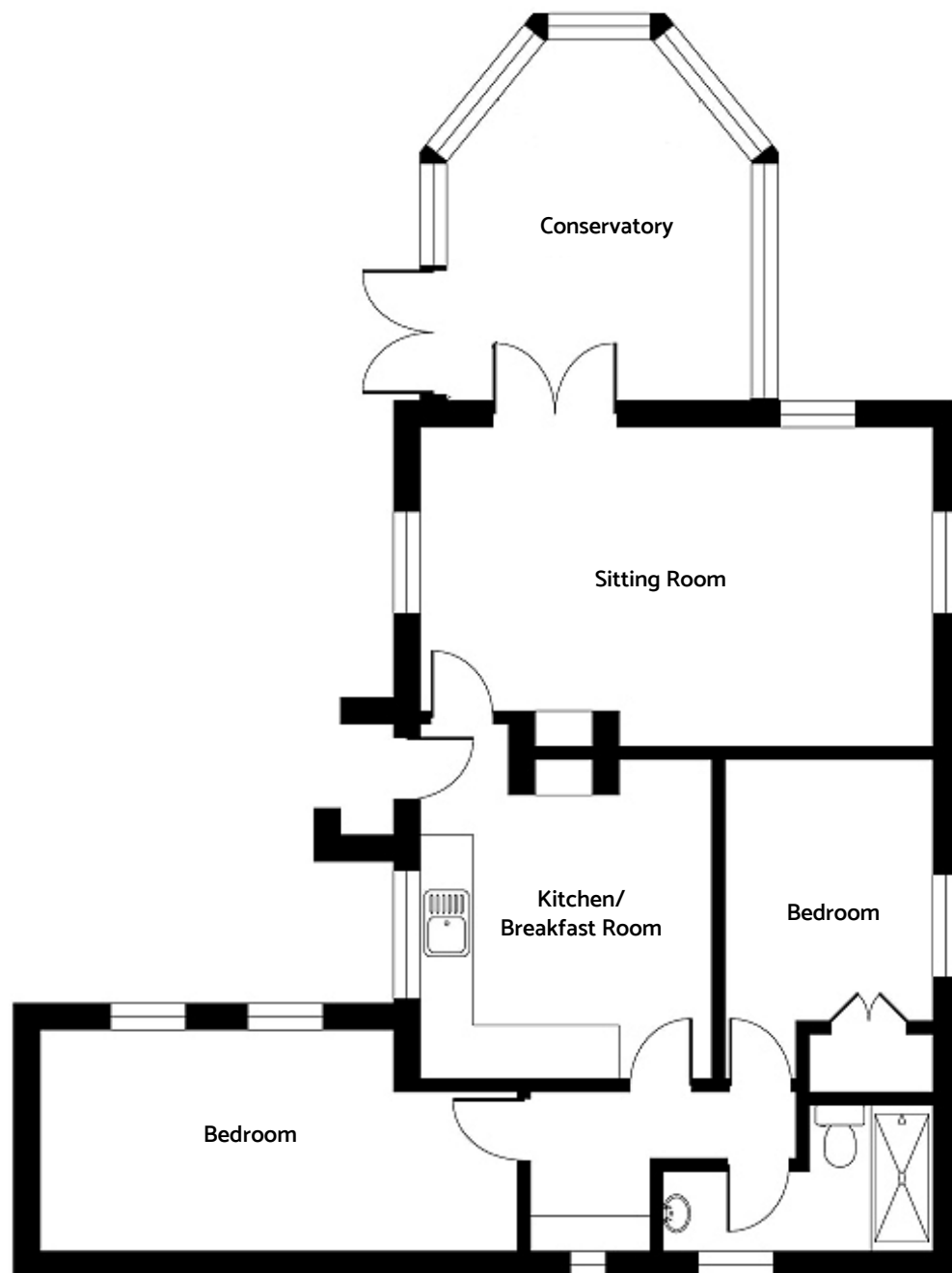
The cottage is not accessible by car. A public parking area is located on the other side of Bramerton Common, approximately 230 metres away.

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.

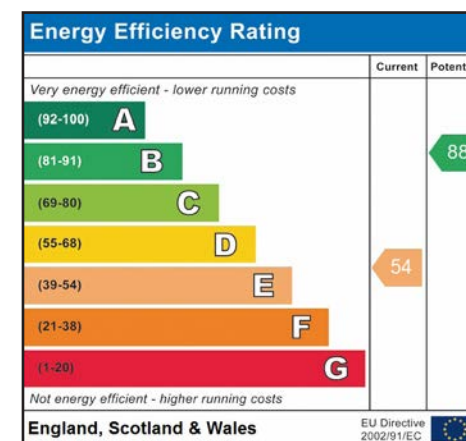
All measurements are approximate and we have not tested any equipment or services, and no warranty is given or implied that these are in working order.

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





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