



ROPES HILL, HORNING  
OFFERS IN EXCESS OF £660,000 FREEHOLD

**WATERSIDE**  
ESTATE AGENTS



# ROPES HILL, HORNING, NORFOLK NR12 8PB

- Immaculate riverside residence looking out over Horning Sailing Club
- 120ft of quay headed river frontage
- Generous boathouse and ample private parking
- Stunning southerly aspect
- Currently run as a successful holiday let

An immaculately presented and deceptively spacious waterside property offering a highly sought-after location adjacent to the Sailing Club in Horning, just metres away from the River Bure. Equally suitable as an impressive permanent residence, low maintenance second home or as a perfectly placed holiday let, early viewing is recommended.

The accommodation consists of an entrance hall, a 31ft long dual aspect living room, contemporary fitted kitchen, generous master bedroom with extensive range of fitted furniture and a south facing balcony, two further double bedrooms, study and modern, well fitted bathroom and shower room.

Features include a stunning southerly aspect with impressive river views, over 120ft of private quay headed river frontage, a generous open boathouse, off road parking for several vehicles, UPVC sealed unit double glazing, and gas fired central heating by radiators.

Located at the end of a private roadway within easy walking distance of the centre of Horning, at the very heart of the Norfolk Broads.

## ACCOMMODATION

### Entrance Hall

UPVC sealed unit double glazed, stable style front door, radiator, laminate wooded flooring, staircase to first floor, under stair storage cupboard, built in cloaks cupboard, coved ceiling.

### Living Room: 31'0" x 14'8" (11'0" min)

An impressive dual aspect reception room with bi-fold doors leading out onto a south facing deck looking out over the water. Coved ceiling, downlighters, three radiators, laminate wooden flooring, TV point, part glazed panelled door.

### Kitchen: 11'0" x 9'0"

A well finished range of contemporary cream touch open units with wood effect worktops and space for a large range style gas cooker, large cooker hood, built in dishwasher, plumbing for a washing machine, laminate flooring, down lighters, part glazed panelled door. Window to front aspect looking out over the Sailing Club.

### Bedroom 3: 11'10" x 8'6"

Window to side, coved ceiling, laminate flooring, radiator, double fitted wardrobe, panelled door.

### Shower Room

Contemporary white suite with vanity wash basin, low level w/c, shower enclosure, fully tiled walls, heated towel rail, laminate flooring, window to side, panelled door.

## FIRST FLOOR

### Landing

Window to side aspect with views out over the water, radiator, coved ceiling, loft access with fitted ladder, double built in cupboard and a built-in airing cupboard housing the hot water tank.

### Master Bedroom: 15'6" x 9'3" (11'0" max)

Extensive range of fitted furniture, coved ceiling, radiator, panelled door, large patio doors leading out onto a south facing balcony with views out over Horning Sailing Club and the River Bure beyond.







## Bathroom

A modern white suite comprising a panelled bath with shower and screen, vanity wash basin and low level w/c. Heated towel rail, fully tiled walls, coved ceiling, window to side, panelled door.

## Bedroom 2: 10'0" x 9'6" (12'0" max)

Dual aspect built in double wardrobe, radiator, coved ceiling, panelled door.

## Study: 7'5" x 6'6"

A versatile room that could be turned into a dressing room or an additional shower room. Window to side, radiator, coved ceiling and a panelled door.

## OUTSIDE

The property is approached via a gravelled driveway which provides parking for several vehicles. This in turn leads to a detached open boathouse which was completely rebuilt approximately five years ago with an attached workshop with power, light and a boarded loft space with a covered mooring dock measuring 30ft x 11ft.

The total quay headed river frontage extends to approximately 120ft, offering space to moor several boats. The quay heading was also renewed around five years ago.

The triangular shaped plot is laid to lawn to the side and front elevations with a variety of mature flowering and shrub borders. Raised decking also extends along the side and front of the property with a partially covered south facing seating area looking directly out over the water.

On either side of the boathouse there are two further decked seating areas ensuring that whatever time of day, this property offers the chance to follow the sun whilst enjoying the stunning waterside views.

## ADDITIONAL INFORMATION

Tenure: Freehold, full unrestricted residential status

Services: Mains gas, water, electricity and drainage (pumped to the main road)

Access: The roadway leading to this property is of private, shared ownership with each owner responsible for maintaining their own section of the road.

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.

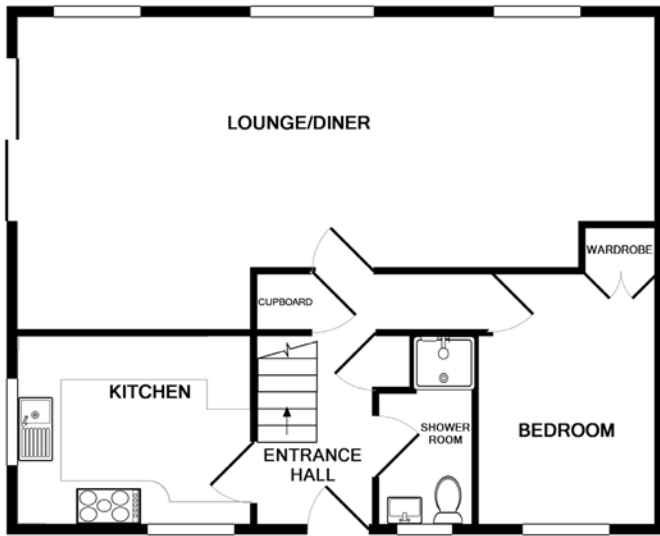
All measurements are approximate and we have not tested any equipment or services, and no warranty is given or implied that these are in working order.

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

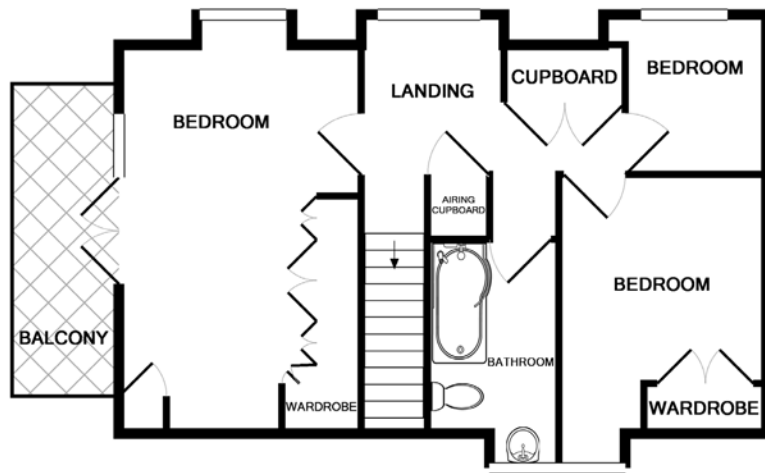






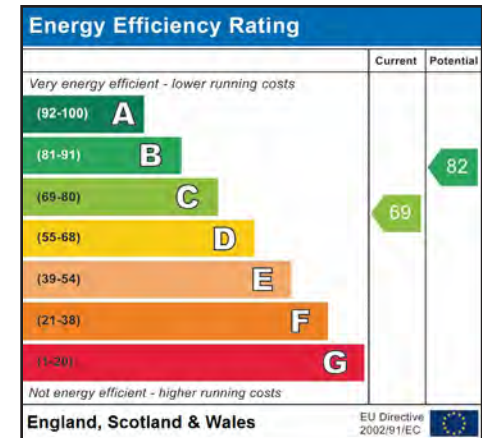


GROUND FLOOR



1ST FLOOR

PLAN NOT TO SCALE  
FOR GUIDANCE PURPOSES ONLY







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