



FERRY COTT LANE, HORNING
£1,100,000 FREEHOLD

WATERSIDE
ESTATE AGENTS





FERRY COTT LANE, HORNING, NORFOLK NR12 8PP

- Stunning panoramic river views
- South facing aspect
- Integral boathouse with additional mooring
- Fully renovated by the current owners
- Garage/workshop with ample parking
- Highly sought after riverside location
- Currently run as an extremely successful holiday let

A truly breathtaking riverside residence in one of the area's most sought after locations.

This quintessential Broads property has been sympathetically renovated by the current owners who have successfully combined the character, charm and traditional design of the original, while introducing the highest contemporary standard of finish.

Features include stunning panoramic views out over the River Bure, an integral wet boathouse with additional mooring, generous and versatile accommodation with much of the first floor laid out as spacious, semi-open plan living space with bi-folding doors looking out over the river.

Currently run as a high performing holiday let, there is the opportunity to purchase this property fully furnished (by separate negotiation) with a substantial number of bookings already in place for the forthcoming year.

Alternatively, the property is equally well-suited to be used as an incredibly comfortable permanent residence or as a perfectly placed second home. Either way, this is the ultimate Norfolk Broads retreat.

ACCOMMODATION

Reception Hall

Walk-in storage cupboard, four door airing cupboard, staircase to first floor.



Utility Room: 16'2" x 5'11"

Window to front aspect, sink unit and drainer with storage cupboards under, plumbing for washing machine, tiled floor. Built-in boiler cupboard, built-in store cupboard.

Cloakroom

Low level w/c, hand basin.

Bedroom 3: 12'0" x 11'11"

Dual aspect with river views, radiator, coved ceiling, latch door.

Bedroom 4: 11'11" x 7'4"

Window to front aspect with views of the River Bure. Coved ceiling, radiator, latched door.

Family Bathroom

Four-piece suite comprising panelled bath, low level w/c, shower enclosure, hand basin, fully tiled throughout, radiator, latch door, windows to side.

FIRST FLOOR**Spacious Landing/Study Area**

Dual aspect with river views.

Living Area

Spacious semi-open plan living space consisting of:

Sitting Room: 21'10" x 19'0"

Impressive south facing reception room with two pairs of bi-folding doors which ensure that the spectacular views are fully enjoyed. They also lead onto a balcony which offers the perfect vantage point to watch life on the river pass you by. Coved ceiling, two radiators, archway to:



Dining Area: 11'6" x 9'1"

Radiator, window to side aspect, coved ceiling, leading to:

Kitchen/Breakfast Room: 18'9" x 10'0"

Extensive range of wall and floor mounted units with Butler style sink, under unit lighting, built-in dishwasher, electric cooker point, tiled floor, downlighters, window to side.

Bedroom 2: 9'3" x 7'9"

Window to side, radiator, built-in double wardrobe, latch door.

En-Suite

W/c with hand basin, fully tiled with window to front aspect.

Master Bedroom: 15'3" x 11'10"

South facing with sliding patio doors leading out onto the river facing balcony. Coved ceiling, radiator, window to side.

En-Suite Bathroom: 11'10" x 6'6"

Low level w/c, wash basin, panelled bath, shower enclosure, fully tiled walls, radiator.

Integral Wet Boathouse

Mooring dock measuring 35' (29' min) x 14'9" with walkways on three sides, double doors to the front and a connecting door leading back into the utility room.



OUTSIDE

Accessed via double gates which lead to a substantial parking area with space for numerous cars/boats/motorhome etc.

The detached garage/workshop measures 17'11" x 14'7".

The south-facing front garden is laid mainly to lawn, enclosed by fencing and mature hedging. The river frontage extends to approximately 50ft with a mooring dock measuring approximately 38ft x 16ft, which in turn gives access to the boathouse.

ADDITIONAL INFORMATION

Tenure: Freehold.

Services: Mains electricity, water and drainage.

Central heating with an electric boiler.

Access: Via a private road.

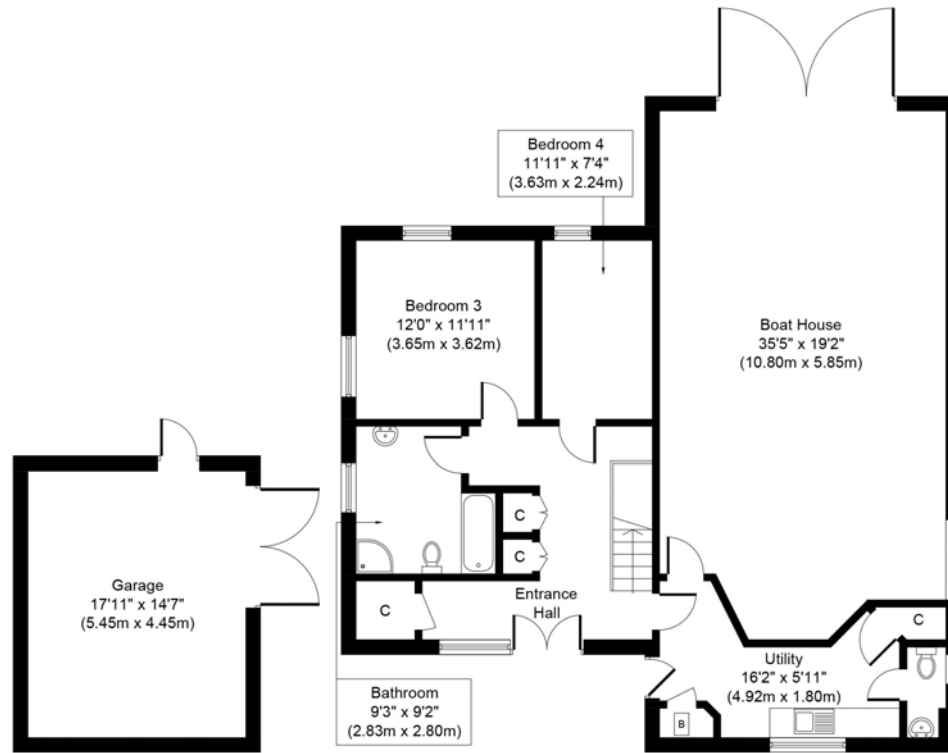
Whilst it is our intention that these sales particulars offer a fair and accurate account, they are provided for guidance purposes only and do not constitute part of any offer or contract.

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.





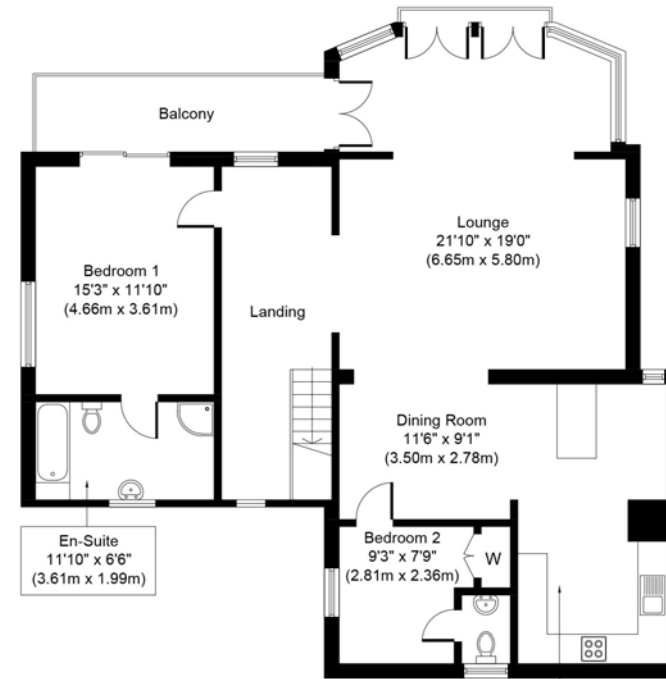


Garage
Approximate Floor Area
260 Sq. ft.
(24.2 Sq. m.)

(Not Shown In Actual
Location / Orientation)

Ground Floor
Approximate Floor Area
675 Sq. ft.
(62.7 Sq. m.)

Boat House
Approximate Floor Area
651 Sq. ft.
(60.5 Sq. m.)



First Floor
Approximate Floor Area
1297 Sq. ft.
(120.5 Sq. m.)

Kitchen /
Breakfast Room
18'9" x 10'0"
(5.72m x 3.06m)

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	70	76
(55-68) D		
(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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