



FERRY ROAD, HORNING
£450,000 FREEHOLD

WATERSIDE
ESTATE AGENTS



FERRY ROAD, HORNING, NORFOLK NR12 8PS

- A fully renovated riverside cottage
- Incredible character and charm - totally unique
- Huge mooring basin 93ft x 32ft
- Ample private parking
- River views, southerly aspect
- Established holiday let with full residential status

A wonderfully unique Dutch styled riverside cottage, sympathetically renovated to a high standard, occupying a surprisingly large plot looking towards the River Bure.

With a private mooring basin measuring 93ft x 32ft (22ft min), there is ample space for multiple boats and a generous gravelled parking area offering space for numerous cars.

Full of quirky charm, the single-storey accommodation consists of a dual aspect living room with a wood burner, wooden flooring and French doors making the most of the southerly aspect and the river view.

The kitchen has been tastefully re-fitted, as has the shower room, and there are three bedrooms: two doubles and one single.

The cottage benefits from full residential status, and so it could be used as a permanent home. It is currently run as a successful, perfectly placed holiday let and could be purchased complete with contents (by separate negotiation) and a substantial number of bookings already in place later in 2021.

An extremely attractive waterside cottage in arguably the Broads' most sought after village. This property is full of surprises and must be seen to be appreciated!

ACCOMMODATION

Kitchen: 10'1" x 8'7"

Panelled door with feature leaded light. Fully re-fitted kitchen with full range of wall and floor mounted units. Built-in fridge/freezer, electric cooker point, space for washing machine. 1½ ceramic sink unit and drainer, wooden floor, window to rear, downlighters, electric radiator.



Living Room: 18'6" x 11'9"

Dual aspect with French doors to the front aspect leading out onto the south facing garden with views out over the mooring basin, adjacent windmill and the River Bure beyond. Electric radiators, wooden floor and contemporary wood burner with feature timber clad surround.

Bedroom 1: 10'0" x 10'0" (8'5" min)

Window to front aspect with river view. Electric radiator.

Inner Hallway

Shower Room

Low level w/c, vanity wash basin and shower enclosure. Extractor fan, downlighters, window to side, sliding door.

Bedroom 2: 10'0" x 7'1"

Window to front aspect with views out over the water. Electric radiator.

Bedroom 3: 7'10" x 7'10"

Window to side, electric radiator.



OUTSIDE

The property is approached via double gates which lead to a generous gravelled parking area with space for multiple vehicles.

The surprisingly large plot faces south and looks out over its own substantial mooring basin measuring 93ft x 32ft (22ft min), offering the flexibility for anyone with an interest in boating/sailing, kayaking or paddle boarding.

The remainder of the plot is laid to lawn with two garden sheds.

ADDITIONAL INFORMATION

Tenure: Freehold.

Occupancy: Full residential.

Services: Mains electricity, water and drainage.

Heating: Recently installed electric radiators.

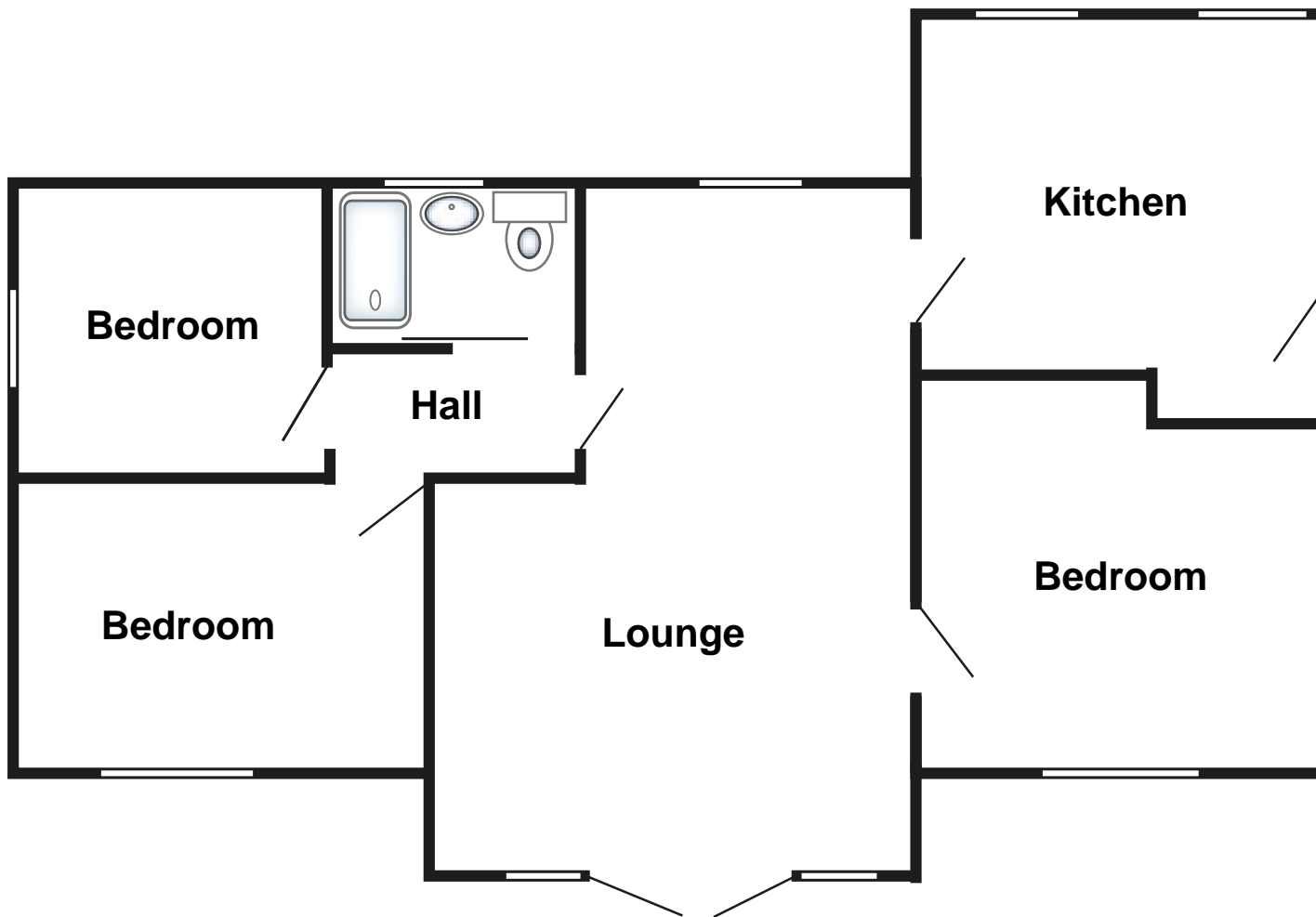
No onward chain.

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

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G	17	31
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		



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