



CRABBETTS MARSH, HORNING
OFFERS OVER £200,000 FREEHOLD

WATERSIDE
ESTATE AGENTS



CRABBETTS MARSH, HORNING, NORFOLK NR12 8JP

- Generous waterside plot with huge potential
- 50ft x 75ft approximately
- South facing aspect
- Detached timber built cabin with services and a shower room
- 26ft side on mooring
- Off road parking

Huge potential!

A substantial waterside plot with mooring, parking and a detached cedar clad cabin set on the water in a quiet and private location just off the River Bure.

The plot measures approximately 50ft x 75ft with a 26ft side on mooring.

The cabin now requires either full renovation or replacement (subject to planning permission) but occupies an attractive elevated south facing position looking out over the dyke and benefits from the provision of mains electricity, water and drainage.

A truly tranquil setting with immense scope for improvement. Opportunities such as this don't come along very often.

Early viewing recommended.

ACCOMMODATION

Living Room/Kitchen/Bedroom: 16'0 x 12'0"

Dual aspect with picture window to front aspect with attractive views out over the water.

Kitchen area with sink unit and drainer with storage cupboards under.

Shower Room

Shower enclosure, low level w/c and hand basin. Hot water tank.



OUTSIDE

The private quay heading extends to approximately 50ft with a 26ft side on mooring which could be enlarged subject to planning permission.

The plot is laid mainly to lawn and is enclosed by mature trees.

LOCATION

Crabbetts Marsh is set on the outskirts of Horning, arguably the Broads' most sought after riverside village.

A wide range of facilities are within easy reach, including three riverside pubs, delicatessen, coffee shop, village store and two restaurants.

ADDITIONAL INFORMATION

The property is approached via a private woodchipped roadway with an annual contribution for maintenance of approximately £360.00.

This property cannot be used as a holiday let.

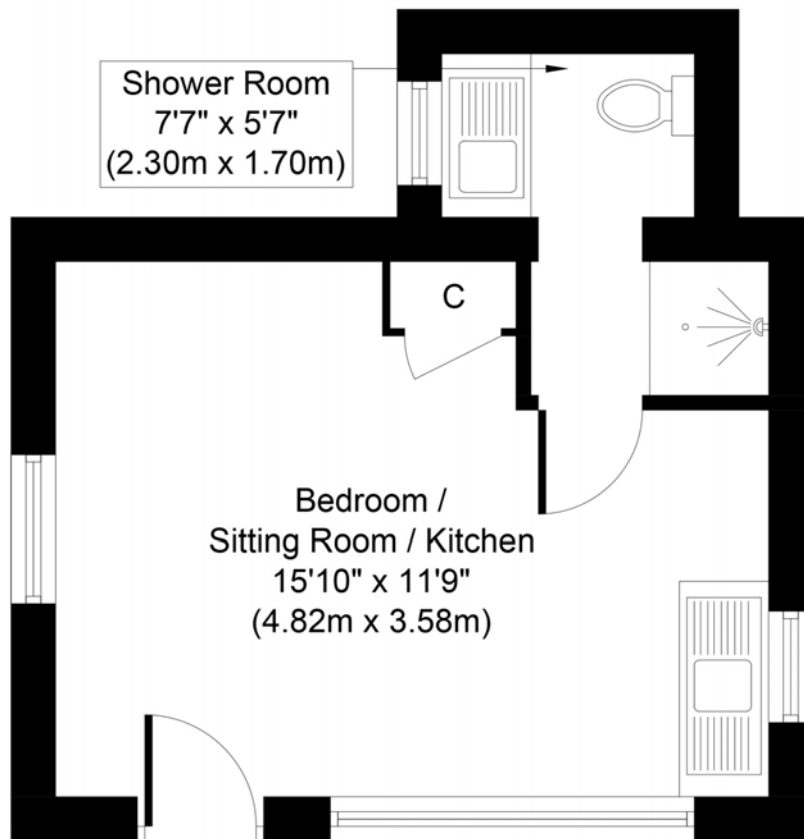
Occupancy permitted from March to October.

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
212 Sq. ft.
(19.7 Sq. m.)

PLAN NOT TO SCALE
 FOR GUIDANCE PURPOSES ONLY

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



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