



BRIMBELOW ROAD, HOVETON
£685,000 FREEHOLD

WATERSIDE
ESTATE AGENTS



BRIMBELOW ROAD, HOVETON, NORFOLK NR12 8UJ

- Substantial boathouse with generous and flexible holiday accommodation over two floors
- Moorings for multiple boats
- Extensive private parking
- Within walking distance of the middle of Wroxham
- Huge holiday letting potential
- Built in 2011

An incredibly rare opportunity to acquire a substantial wet boathouse with generous, versatile accommodation arranged over two floors, extensive off road parking with garage and a sizeable mooring plot, all within walking distance of the centre of Wroxham, and just off the River Bure.

Built in 2011 with further improvements carried out in 2013. This significant waterside property offers incredible flexibility with the accommodation designed to allow for use as two separate one bedroom holiday lets or (with relatively minor adjustments) as a three bedroom holiday home.

The large boathouse offers a mooring measuring 39'0" x 16'8" with another 75ft of external quay heading allowing for at least two more boats to be moored up.

Other features include a 30ft first floor living space with bi-folding doors, wood burner, glass balustrade and a south facing aspect.

Two kitchens, a shower room and a four piece bathroom.

Offering a private, yet convenient position at the very heart of the Norfolk Broads, this impressive and deceptive waterside property requires a full viewing to be fully appreciated.

ACCOMMODATION

Entrance Hall 1

Part glazed UPVC front door, laminate flooring.

Bedroom 1: 12'10" x 8'6"

Dual aspect electric wall mounted radiator, door to:



Shower Room

Wet Room with w/c. Wash basin, shower, extractor fan, partially tiled walls, shaver point, Jack and Jill door.

Living Room/Bedroom: 20'8" x 13'5" (7'7" min)

L-shaped room currently laid out as a sitting room with kitchen and including sink unit and drainer, storage units, plumbing for washing machine, built in oven, extractor fan. Glazed double doors to side garden, electric radiator. (Could be adapted to create another bedroom with en-suite facilities).

Entrance Hall 2

Part glazed UPVC sealed unit double glazed door. Laminate flooring. Door to boathouse. Door to entrance hall 1. Staircase to first floor. Wall mounted electric heater.

FIRST FLOOR

Landing

Storage area

Cloakroom

Low level w/c, wash basin, access to eaves.

Bedroom: 14'0" x 12'6"

Velux style window to rear, access to eaves.

Kitchen: 15'4" x 6'10"

Range of storage units with 1½ sink unit and drainer. Built in electric oven and fridge. Plumbing for dishwasher, downlighters. Open plan to:

Living Room: 30'0" (23'4" min) x 20'6"

Generous living space dominated by a fully glazed gable end with bi-fold doors opening up to glass balustrades making the most of the southerly aspect and the views out over the water. Velux windows to side.



Feature wood burning stove, electric radiator, access to eaves (angled ceilings).

Bathroom

Panelled bath, double shower enclosure with multi-jet shower, vanity wash basin, low level w/c, heated towel rail, extractor fan, partially tiled walls, Velux window.

Boathouse

Large wet boathouse with independent access. Internal mooring dock measuring 30'0" x 16'8". Power and light and a large roller door.

OUTSIDE

The property is approached via a tarmac driveway that offers extensive off road parking for a variety of cars/boats. There is also a large detached timber garage with attached log store.

MOORING PLOT

Directly opposite the boathouse is a triangular mooring plot with its own separate access and space for further off road parking. The quay heading was replaced in 2018 and extends to approximately 40ft.

Between the mooring plot and the property is a further section of quay heading extending for approximately 35ft.

ADDITIONAL INFORMATION

Tenure: Freehold. Not to be used as a sole or main residence.

Services: Mains water, drainage and electricity. Gas is available in the road. The property has a number of solar panels.

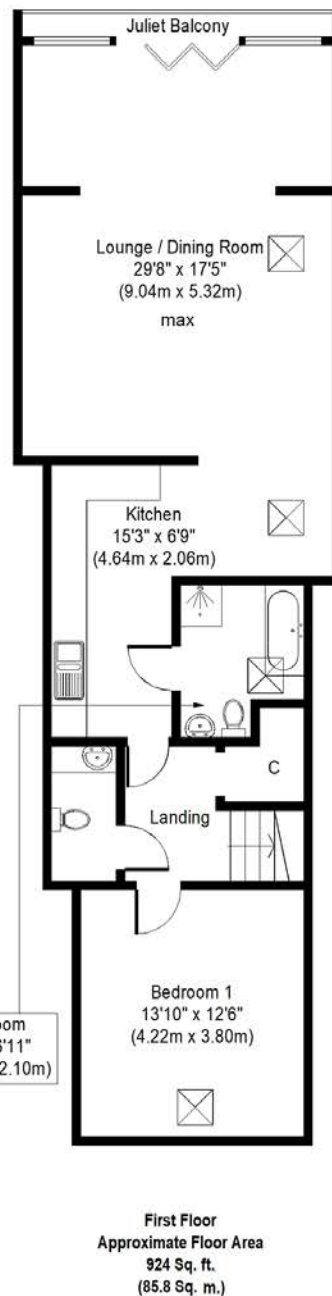
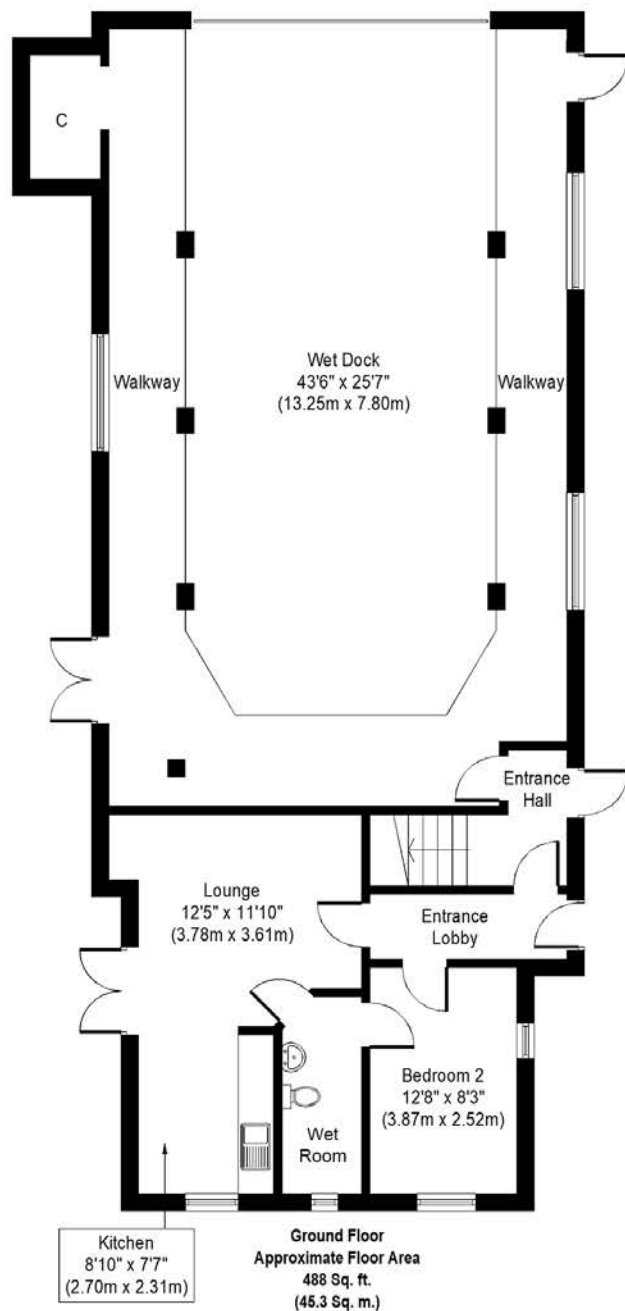
The neighbouring property has access over a section of the driveway.

This part of Brimbelow Road is maintained jointly by the residents. An annual charge of £60 has historically been paid.

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.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C	79	79
(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	

PLAN NOT TO SCALE
FOR GUIDANCE PURPOSES ONLY





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