



FERRY ROAD, HORNING
£525,000 FREEHOLD

WATERSIDE
ESTATE AGENTS







FERRY ROAD, HORNING, NORFOLK NR12 8PS

- Iconic Grade II listed converted windmill
- Stunning position on the banks of the River Bure
- South facing aspect with unspoilt panoramic views
- 50ft river frontage with additional 36ft mooring
- Successful, well established turnkey holiday let
- Maintained to a high standard with new cap and sails fitted within the last 5 years

A unique and truly iconic Grade II listed converted windmill set on the banks of the River Bure, offering immense character and charm with breathtaking panoramic views, over 50ft of private river frontage and a further 36ft mooring, set back from the main river.

Originally dating back to the late 1800s and thought to have been converted into a residence during the 1930s, this historic, instantly recognisable property is arguably one of the most photographed and painted, anywhere on the Broads. The compact accommodation is all arranged within the octagonal ground floor section and consists of a kitchen, sitting room, dining area, one double bedroom, two single bedrooms and a shower room.

There is also a chamber on the first floor, accessed via a ladder, which provides access out onto the flat fibreglass roof.

Maintained to a very high standard by the current owners who have had a completely new cap fitted, constructed from larch and oak, five years ago along with new sails installed four years ago.

Currently run as a very successful, well established holiday let, available fully furnished (by negotiation) and with bookings already in place for the entire 2021 season and beyond.

This is an incredibly rare opportunity to acquire a wonderfully unusual riverside property, set in one of the Norfolk Broads' most sought after location.

ACCOMMODATION

As the accommodation is arranged within the octagonal ground floor section of this windmill, none of the rooms are square; most are vaguely triangular in shape, so the following dimensions are maximum measurements.



Kitchen: 11'0" x 7'6"

Dual aspect with glazed door and leaded and glazed windows to side and rear. Range of fitted units with built in oven and hob with sink unit and plumbing for a washing machine and an electric radiator.

Bathroom

$\frac{3}{4}$ length P-shaped bath with fitted shower and screen, vanity wash basin with low level w/c, leaded window to side, heated towel rail, wall mounted heater.

Sitting Room: 18'0" x 10'0" (irregular shaped room, maximum dimensions)

Large double glazed picture windows looking out over the River Bure. Glazed door to garden, laminate wooden floor, electric radiator, exposed timbers. Open plan to:

Dining Room: 9'4" x 8'7"

Exposed ceiling timbers, laminate wooden floor. Loft hatch.

Bedroom 1: 11'3" x 7'9"

2 leaded windows to side, exposed timbers, hanging space, electric radiator.

Bedroom 2: 8'0" x 7'0"

Leaded window to side, laminate wooden floor, electric radiator.

Bedroom 3: 7'9" x 7'5"

Leaded window to rear. Laminate wooden floor, electric radiator.

FIRST FLOOR

Accessed via a loft hatch in the dining area is a circular chamber, ideal for storage, or as a small studio with an approximate radius of 8'5" with a door leading out onto the fibreglass flat roof below providing stunning panoramic views out over the River Bure. There is also access up into the cap.



OUTSIDE

The Windmill occupies an impressive position on the banks of the River Bure, with unspoilt views out over the water and approximately 50ft of private quay headed river frontage. The Windmill occupies a corner plot with the quay heading continuing along the side, which leads to a further 36ft long side on mooring towards the back of the plot.

The south facing garden is laid mainly to lawn with raised decking running around the windmill itself. There is an outside tap and a useful garden shed.

The Mill comes complete with a private parking space set just off Ferry Road. A short pathway connects the two.

LOCATION

Horning is one of the most sought after villages around the Broads. It has an extensive selection of amenities including 3 riverside pubs, 2 restaurants and a deli, café, Post Office, butcher and newsagent/general store. There are a number of local boatyards offering boat hire and a highly regarded sailing club.

ADDITIONAL INFORMATION

Tenure: Freehold.

Services: Mains water, drainage and electricity.

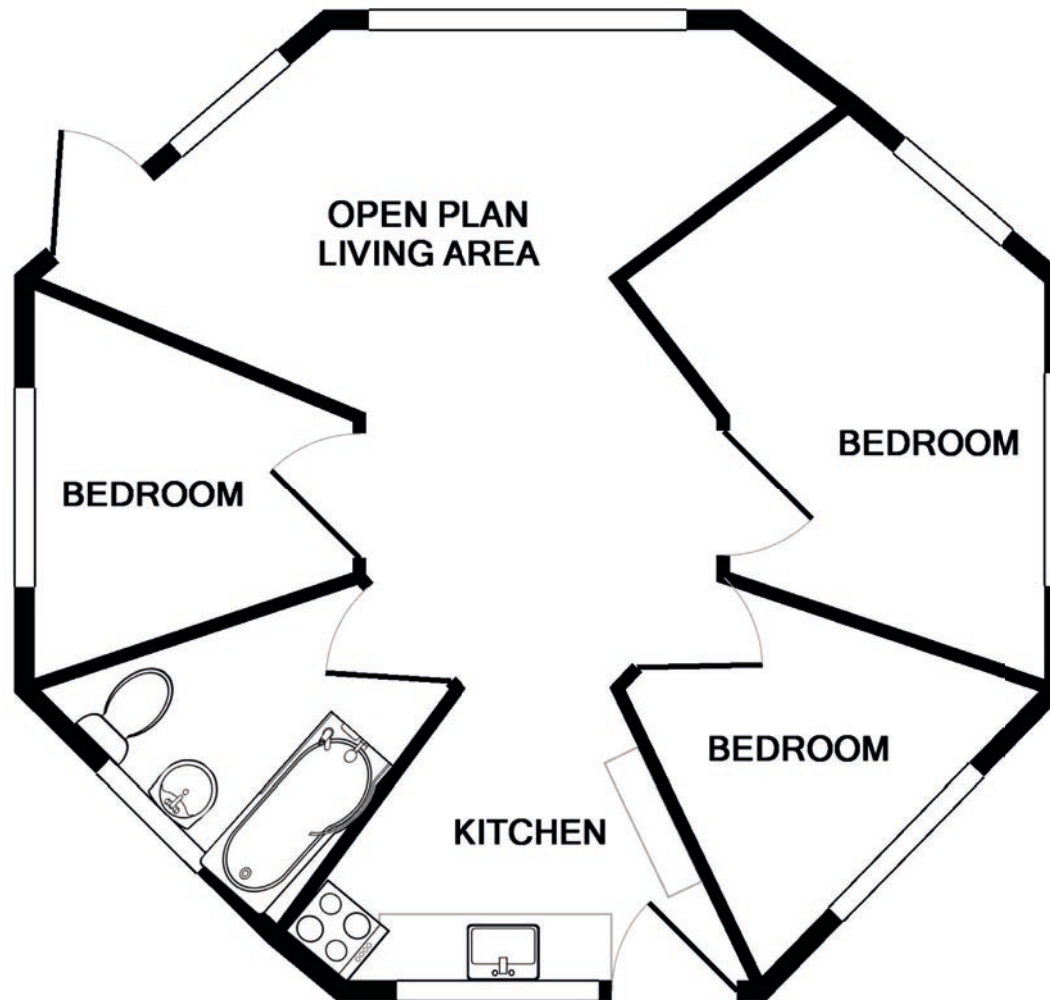
Available fully furnished, by separate negotiation.

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.





TOTAL APPROX. FLOOR AREA 484 SQ.FT. (45.0 SQ.M.)

PLAN NOT TO SCALE
FOR GUIDANCE PURPOSES ONLY



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