



GREBE ISLAND, HORNING  
OFFERS IN EXCESS OF £325,000 FREEHOLD

**WATERSIDE**  
ESTATE AGENTS



# GREBE ISLAND, LOWER STREET, HORNING, NORFOLK NR12 8PF

- Boathouse with dayroom
- South west facing decked seating area
- 2 additional moorings
- Private parking
- Within walking distance of the centre of Horning

A boathouse with a day room, kitchen and shower room, two additional moorings and private parking all within sight of the River Bure and walking distance of the centre of Horning.

Thought to have been built in the late 1990s of timber construction upon steel piles, this well placed boathouse offers an undercover mooring which measures approximately 25ft x 11ft with power, light and water connected.

An additional 55ft of quay heading providing a substantial additional berth with a third mooring, alongside the boathouse, measuring approximately 31'6" x 14'6".

## THE BOATHOUSE

### **Day Room: 12'9" x 12'2"**

Range of contemporary kitchen units with sink unit and drainer with built in oven, hob and extractor hood and built in washing machine, fridge/freezer and microwave. Wooden floor, triple aspect with aluminium sealed unit double glazing including French doors leading out onto the south west facing decked seating area.

### **Room 2: 8'6" x 8'5"**

Three-door fitted storage. Loft access - loft is boarded with power and light. Panelled door.

## SHOWER ROOM

Shower enclosure, w/c vanity wash basin, fitted mirror and light, panelled door, wall mounted fan heater, extractor fan.



## OUTSIDE

A gravelled parking area provides private parking for several vehicles. A wooden jetty runs alongside the boathouse aiding access to the 31'6" x 14'6" mooring.

The south west facing seating area runs along the other side of the boathouse with a lawned area beyond. Ample exterior lighting.

The generous 55ft mooring extends directly in front of the boathouse with easy access out onto the River Bure.

## ADDITIONAL INFORMATION

Tenure: Freehold

Services: Mains water, drainage and electricity, telephone and internet available.

Accommodation suitable for day use only.

Cover photo taken in 2018.

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.







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