



LOWER STREET, HORNING  
£1,600,000 FREEHOLD

**WATERSIDE**  
ESTATE AGENTS









## LOWER STREET, HORNING, NORFOLK NR12 8PF

- A traditionally styled and beautifully kept riverside residence full of character and charm
- Large wet boathouse with guest accommodation
- Private mooring basin with capacity for multiple craft
- Extensive private parking
- South west aspect with panoramic river views
- No onward chain
- Total plot size approximately 0.5 acres

The ultimate riverside residence. Offering everything you could wish for from a unique, high quality waterside home, and so much more!

The traditionally styled and beautifully kept main house is thought to date back to the 1920s, full of character and charm, with generous accommodation and breathtaking views in one of the most highly prized locations that the Broads has to offer.

Complementing the main house is the substantial wet boathouse, built in 2004, designed to accommodate a river cruiser and a Broads yacht. The sail loft currently offers spacious guest accommodation which is further enhanced by a large, covered balcony providing commanding views out over the house, river and the private mooring basin, which provides the facility to moor multiple craft.

In total the plot extends to approximately half an acre with extensive off road parking, including an area ideal for boats/motorhomes etc and well-tended south west facing lawned gardens, making the most of the simply stunning main river location.

Hidden away from Lower Street, yet within easy walking distance of all the amenities that Horning has to offer, this property really is the perfect riverside home. Early viewing is strongly advised.

### ACCOMMODATION

#### Entrance Hall

Leaded and glazed front door with glazed side panels, coved ceiling, dado rail. Radiator, cloaks cupboard.







### Cloakroom/Utility Room

Low level w/c and wash basin, plumbing for washing machine, coved ceiling, radiator, extractor fan, latch door, leaded window to side aspect.

### Kitchen/Breakfast Room: 15'3" x 12'10"

Full range of wall and floor mounted units with 1½ sink unit and drainer. Built in double oven, hob and extractor hood. Built in dishwasher. Leaded bay window to side aspect with river views. Ceiling fan, down lighters, radiator, latch door.

### L-Shaped Living Room: 25'8" x 23'9" max

### Sitting Room: 23'9" x 15'4"

Leaded bay window to side with additional leaded picture window with river views, two radiators, staircase to first floor, open plan to:

### Dining Room: 13'11" x 10'4"

Dual aspect with leaded windows to front and side with far reaching river views. French doors leading out onto the south west facing sun deck. Radiator, coved ceiling.

### Garden Room: 17'11" x 8'8"

Triple aspect, bow fronted reception room with panoramic river view, glazed door to sun deck. Two radiators, coved ceiling.

### Bedroom 2: 11'11" x 9'7"

Leaded window to side with river views, latch door, coved ceiling.

### En-Suite Shower Room

Low level w/c, wash basin, shower enclosure, radiator, extractor fan, coved ceiling, folding door.









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

Currently used as a study. Leaded bay window to rear looking out over the mooring basin, leaded window to side. Radiator, coved ceiling.

### Bedroom 4: 9'7" x 8'0"

Leaded window to side, coved ceiling, radiator, latch door.

## FIRST FLOOR

### Master Bedroom: 22'10" x 19'9" (16'7" max)

Dual aspect with windows to both sides looking out over the river and the mooring basin. Two radiators, built in wardrobes.

### En-Suite Bathroom

Low level w/c, wash basin, roll top bath and shower enclosure. Heated towel rail, radiator and wall mounted heater. Access to eaves. Low door leading out onto flat roof offering potential for a river facing roof terrace.

## BOATHOUSE

Built circa 2004 of timber construction beneath low maintenance composite cladding under a thatch roof.

## GROUND FLOOR

Entrance lobby with staircase to first floor.

Door to:









## Boatshed

With double mooring dock measuring 39'1" x 29'3". Electric roller door, ample power, light and storage space, central heating boiler. Additional door to rear.

## Shower Room

Low level w/c, wash basin and shower enclosure.

## FIRST FLOOR

### Sail Loft

Currently offering guest accommodation.

Landing, radiator, window to rear.

### Shower Room

Low level w/c, shower enclosure, vanity wash basin, radiator, shaver point and extractor fan.

### Open Plan Living Space: 21'3" x 15'7"

Generous living room with picture windows and French doors to front aspect leading out onto a large covered balcony enjoying commanding views out over the mooring basin, main house and out towards the main river, south westerly aspect.

Two radiators, angled ceilings, open plan to:

### Kitchen: 9'6" x 9'1"

Range of storage units with 1½ sink unit and drainer, built in oven, hob and extractor fan.









## Room 2: 11'11" x 10'6"

Radiator, down lighters, angled ceiling.

## OUTSIDE

The property is completely hidden from Lower Street, accessed via a long private driveway (shared with two neighbours). Much of the driveway has been laid to concrete. The property enjoys extensive private parking for numerous vehicles with space for boats/motorhomes/caravans.

The total plot extends to approximately 0.5 acres with quay headed river frontage measuring approximately 100ft which includes private access to a large mooring basin which provides private moorings for multiple craft.

The south west facing garden is laid mainly to lawn enclosed by a variety of trees and mature hedging. Two decked seating areas provide stunning vantage points from which to take in the panoramic river views.

There is external lighting, water, multiple power points, a storage area for the LPG bottles as well as a timber shed.

## ADDITIONAL INFORMATION

Tenure: Freehold

Services: Mains water, drainage and electricity

Heating: LPG central heating (2 boilers)

Access: Via a privately owned driveway. Ownership and responsibility for maintenance is shared with two neighbours.

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.

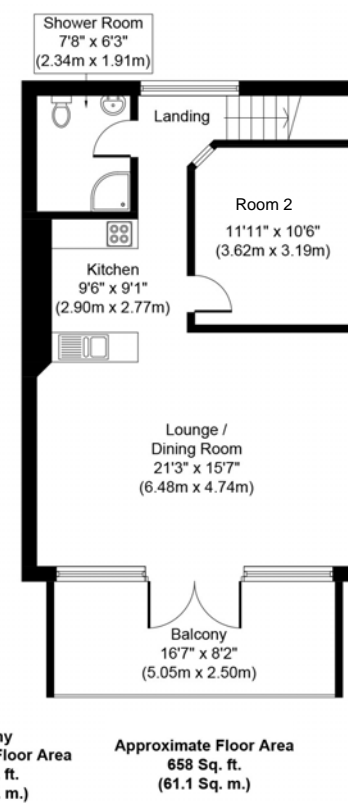
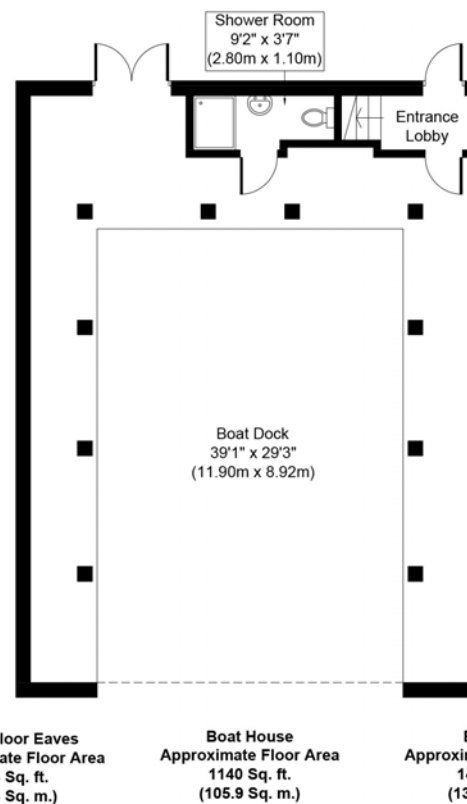
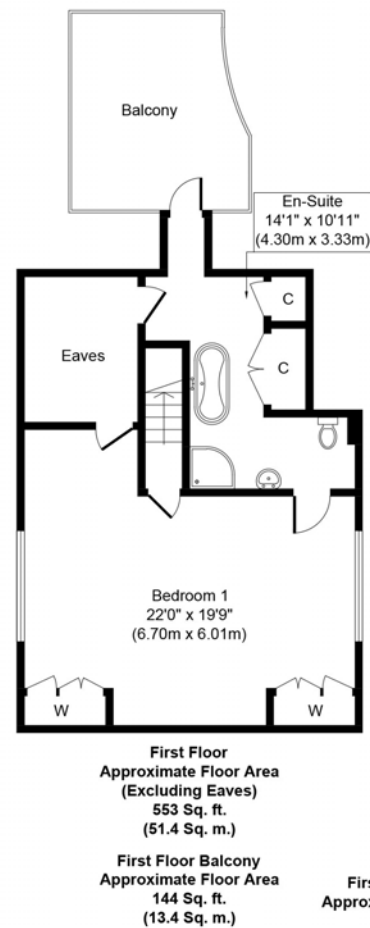
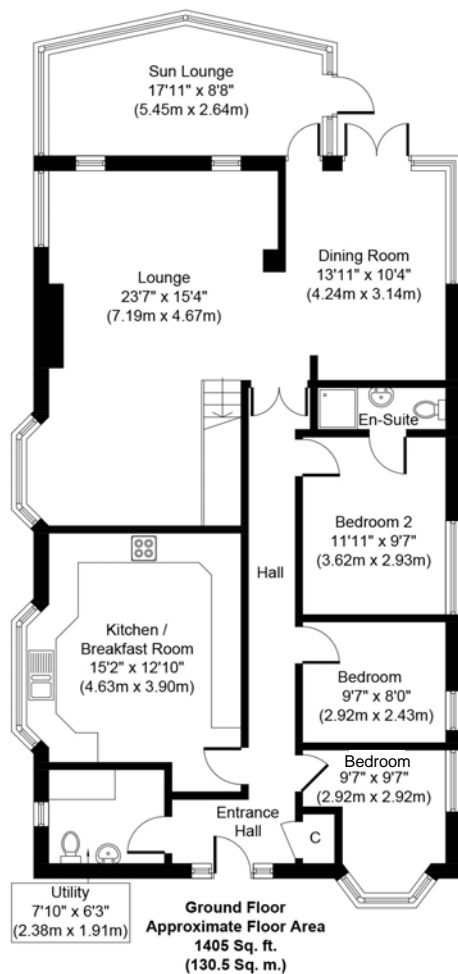
All measurements are approximate and we have not tested any equipment or services, and no warranty is given or implied that these are in working order.

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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		66
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
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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