



NORTH WEST RIVERBANK, POTTER HEIGHAM  
£160,000 FREEHOLD

**WATERSIDE**  
ESTATE AGENTS



# NORTH WEST RIVERBANK, POTTER HEIGHAM, NORFOLK NR29 5ND

- Unique freehold boatshed
- Human habitation permitted 28 days of the year
- Over 1,100 sq ft
- 37ft private mooring
- Impressive, far reaching views
- No onward chain

A unique, multi-roomed, freehold dry boatshed which has planning permission for human habitation 28 days of the year.

Extending to over 1,100 sq ft and consisting of a huge main room measuring 29ft x 19ft, 26ft long bunk room, kitchen, shower room and cloakroom.

With far reaching views out over the River Thurne, with quay headed river frontage extending to approximately 37ft, offering private mooring.

## THE BOATHOUSE

A substantial dry boatshed extending to almost 900 sq ft with mains services connected via Windy Ridge.

### **Main Room: 29'2" x 19'10"**

Window and double doors to front aspect, woodburner with brick surround. Sink unit and drainer, door to side.

### **Rear Hall**

Door to rear

### **Cloakroom**

W/C and hand basin.



**Kitchen: 15'6" x 9'5"**

Range of storage units, sink unit and drainer, window to rear, plumbing for dishwasher, electric cooker points, partially tiled walls, access to loft space.

**Room 2: 26'4" x 6'6"**

Currently used as a bunk room with double doors to front aspect, windows to front and rear.

**Shower Room**

Low level w/c, wash basin, shower enclosure, tiled floor.

**OUTSIDE**

Quay headed river frontage extending to approximately 37ft including a small side on dock.

**ADDITIONAL INFORMATION**

Tenure: Freehold

Access: via footpath and river only.

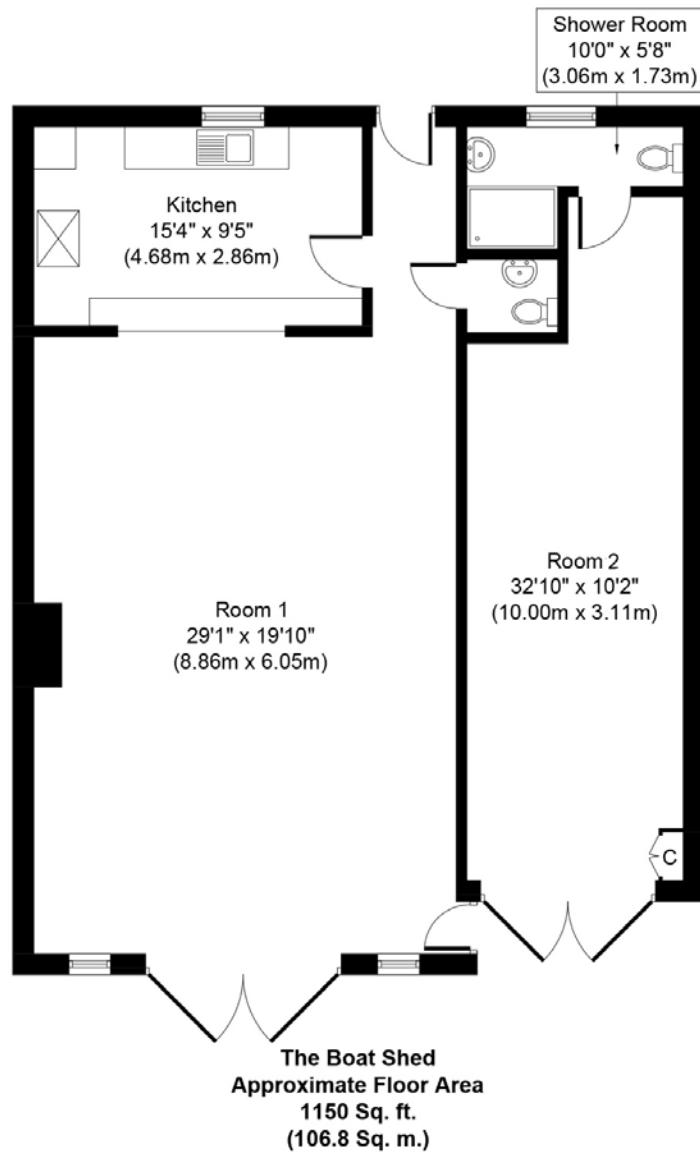
Services: Mains water, electricity and drainage.

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.





PLAN NOT TO SCALE  
FOR GUIDANCE PURPOSES ONLY



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