



GREBE ISLAND, LOWER STREET, HORNING
£825,000 FREEHOLD

WATERSIDE
ESTATE AGENTS







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

- Picturesque period property, fully renovated in 2015
- Sought after main river location
- Well established, high earning holiday let
- Stunning panoramic views and south westerly aspect and a newly created mooring cut
- Generous corner plot with extensive parking
- Full residential status
- No onward chain.

A beautiful period riverside residence, full of character and charm, fully renovated in 2015, in one of the Broads' most sought after locations.

Occupying a generous corner plot set directly onto the River Bure with stunning, uninterrupted panoramic views, this picturesque riverside property has full residential status and is currently run as a well established holiday let.

Of timber construction under a thatched roof, the property was fully renovated in 2015, a process that included complete re-piling.

The well-proportioned accommodation comprises an entrance hall, bay fronted sitting room, dual aspect kitchen/breakfast room, river facing master bedroom with en-suite shower room, two further double bedrooms and a four-piece bathroom.

As well as a truly breathtaking location, the property offers a south westerly aspect, approximately 130ft of private main river frontage. Extensive private parking, LPG central heating, sealed unit double glazing, no onward chain and a generous 44ft long side on mooring dock.

Perfectly positioned within easy reach of all of the amenities that Horning has to offer, yet set well back from Lower Street providing a higher degree of privacy.

A delightful riverside cottage in a highly prized location, currently generating a significant income, early viewing is strongly recommended.



ACCOMMODATION

Entrance Hall

Laminate wooden floor, radiator, picture rail.

Sitting Room: 16'1" x 14'2" plus 10'8" x 5'4" into the bay window

Charming, triple aspect reception room dominated by a large box bay window offering stunning views out over the river with French doors leading out onto a covered verandah. 2 radiators, laminate wooden floor.

Kitchen/Dining Room: 18'7" x 10'3"

Generous dual aspect room with a full range of wall and floor mounted units with sink unit and drainer. Electric cooker point, plumbing for washing machine and dishwasher, wall mounted LPG central heating boiler, built in storage cupboard and laminate wooden floor.

Master Bedroom: 16'2" (12'10" min) x 11'0"

Box bay window to front aspect with impressive river views, radiator and laminate wooden floor.

En-Suite Shower Room

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

Bedroom 2: 13'11" x 8'6"

Window to side aspect with river views, radiator and a built in double wardrobe.

Bedroom 3: 11'0" x 8'1"

Window to side aspect with river views, double wardrobe.

Bathroom

Low level w/c, wash basin, panelled bath, double shower enclosure, radiator, partially tiled walls and window to side.



OUTSIDE

The property occupies a generous south west facing corner plot with stunning, uninterrupted river views, with the quay headed river frontage extending to approximately 130ft with a further 110ft extending along the dyke to the side. This section has been recently re-quay headed with a new side on mooring cut measuring approximately 44ft x 16ft max (14ft min).

The plot is mainly laid to lawn with an extensive gravelled parking and turning area suitable for several vehicles.

ADDITIONAL INFORMATION

Tenure: Freehold.

Occupancy: Full residential.

Services: Mains electricity, water and drainage, LPG central heating.

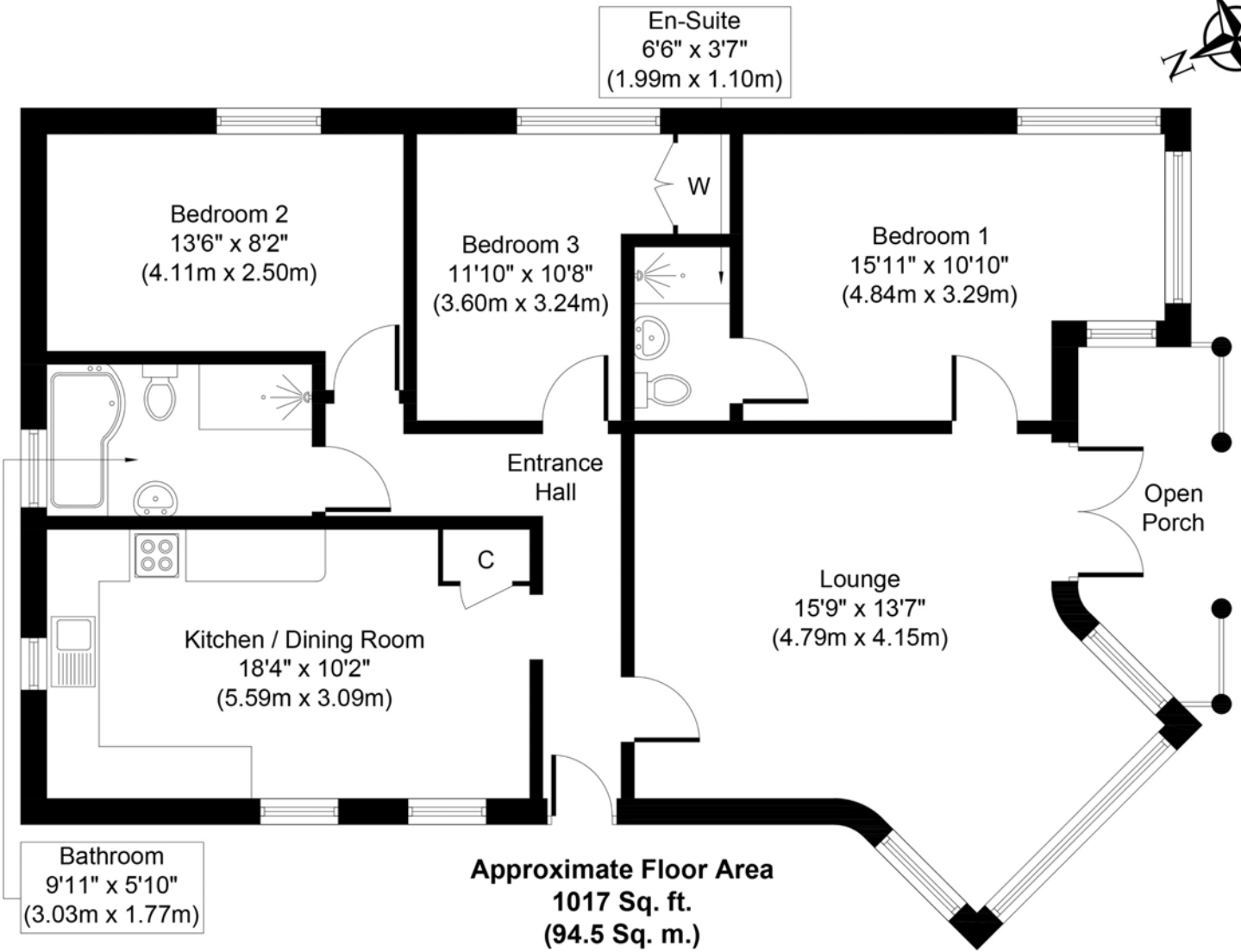
Access: Via a private roadway and bridge.

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.





Approximate Floor Area
1017 Sq. ft.
(94.5 Sq. m.)

PLAN NOT TO SCALE
 FOR GUIDANCE PURPOSES ONLY

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	41	45
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC 	



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