



ROPES HILL, HORNING  
£1,400,000 FREEHOLD

**WATERSIDE**  
ESTATE AGENTS















## ROPES HILL, HORNING, NORFOLK NR12 8PA

- Substantial riverside residence
- Flexible accommodation extending to approximately 3,400 sq ft
- Private and established grounds extending to approximately 0.8 acres
- Extensive private parking with a detached 3 car garage
- Recently built wet boathouse with an additional external mooring
- Elevated south facing position
- 4/5 bedrooms, 4 bath/shower rooms, 3 staircases
- No onward chain

A substantial riverside residence with over 3,400 sq feet of incredibly versatile accommodation occupying an elevated south facing location with far reaching views and grounds extending to approximately 0.8 acres.

Features include extensive private parking for multiple vehicles, a detached triple garage with games room/office above and an impressive recently built boathouse with an internal mooring measuring 33ft x 20ft as well as a separate external mooring measuring 38ft x 10ft.

Of brick built construction under a tiled roof, the property occupies a commanding position looking out over the water with views out towards Horning Sailing Club, The Swan public house and the River Bure beyond.

The deceptive, spacious and flexible accommodation, which includes three staircases, provides potential for multi-generational living, scope for working from home or even an element of holiday accommodation.

The location is second to none, set on the outskirts of Horning, arguably the Norfolk Broads' most sought after village, with direct access to the River Bure and the entire Broads network while also retaining a huge amount of privacy.

Offered for sale with no onward chain. Early viewing is recommended.





## ACCOMMODATION

### Entrance Hall

UPVC front door with two glazed side panels, coved ceiling. Glazed double doors to:

### Reception Hall: 23'8" x 8'0"

Two radiators, coved ceiling, staircase to first floor, built in cloaks cupboard.

### Cloakroom

Low level w/c, vanity wash basin, radiator, window to front aspect, coved ceiling.

### Kitchen/Breakfast Room: 28'1" x 11'10" (9'4" min)

Full range of wall and floor mounted units with double sink unit. Built in double oven, hob and extractor hood, plumbing for dishwasher. Built in cupboard, coved ceiling, windows to rear looking out over the rear garden.

### Utility Room: 9'11" (12'8" max) x 10'2"

Window and door to rear, secondary staircase to first floor, built in cupboard, water softener, wall mounted gas fired central heating boiler, plumbing for washing machine.

### Living Room: 20'6" x 15'10"

Dual aspect reception room with large French doors opening onto a south facing terrace with views down the garden to the boathouse and water beyond. Coved ceiling, wall lights, glazed double doors to:

### Dining Room: 16'8" x 16'1"

Window to side, coved ceiling, wall lights, radiator.









## MASTER BEDROOM SUITE

**Dressing Room: 11'10" x 8'11"**

Full range of fitted wardrobes with vanity wash basin, radiator, coved ceiling and window to front aspect. Door to:

**Master Bedroom: 14'7" x 12'10"**

Window to front aspect, four-door fitted wardrobe, coved ceiling, radiator, door to:

**En-Suite Bathroom: 12'5" x 10'1"**

Spacious four-piece bathroom with large panelled bath, wet room style shower enclosure, vanity unit with built in wash basin. Heated towel rail, radiator, windows to front and side, coved ceiling.

**Study/Bedroom 5: 16'0" (20' max) x 12'11"**

Large bay window to front aspect, radiator, coved ceiling, under stair storage cupboard. Door to third staircase to first floor. (Due to the arrangement of study, private staircase, first floor and shower room, this section of the house could be used as a two-storey annexe).



## FIRST FLOOR

### Landing

Window to rear with far reaching views. Access to eaves.

**Bedroom 2: 19'2" x 19'1"**

Two windows to rear with far reaching views out over the garden and the river beyond. Built in wardrobes, access to eaves, radiator. Door to landing with secondary staircase to utility room.









### En-Suite Shower Room

Shower enclosure, low level w/c, wash basin, heated towel rail, down lighters, extractor fan, additional door to landing. Window to front aspect. Down lighters.

### Bedroom 3: 17'2" (14'1" min) x 13'11"

Window to rear, access to eaves, radiator.

### En-Suite Bathroom

Panelled bath with shower attachment and screen, low level w/c, wash basin, heated towel rail, window to front aspect.

### Landing

Third staircase leading to Study.

### Bedroom 4: 15'11" x 12'1"

Window to rear with views out towards Horning Sailing Club and the Swan public house. Radiator, walk-in wardrobe, access to eaves.

### Shower Room

Low level w/c, wash basin, shower enclosure, heated towel rail, extractor fan, window to side.

The majority of the grounds extends to the rear of the house with the total plot measuring approximately 0.8 acres. A large south facing terrace leads directly out from the property, offering the perfect vantage point to look out over the long lawned rear garden as it sweeps down to the water's edge. The garden is well enclosed by mature hedgerow borders ensuring a good degree of privacy.

At the water's edge is an impressive recently built **detached boathouse**.









## OUTSIDE

The property is approached via a generous gravelled driveway with private parking for multiple vehicles. This in turn leads to a

### **Detached Triple Garage: 29'8" x 19'10**

Of brick construction under a tiled roof with three sets of wooden double doors, night storage heater, power and light connected. A pull down staircase leads to a spacious landing leading to a

### **Games Room/Office: 19'7" x 13'0**

The majority of the grounds extend to the rear of the house with the total plot measuring 0.8 acres. A large south facing terrace leads directly out from the property, offering the perfect vantage point to look out over the long lawned rear garden as it sweeps down to the water's edge. The garden is well enclosed by mature hedgerow borders ensuring a good degree of privacy.

At the water's edge is an impressive recently built **Detached Boathouse** of timber construction set on steel and concrete piles with a remote controlled roller door, power and light connected and an open sail loft. The internal mooring dock measures 33'3" x 20'0".

There is also a separate mooring dock measuring approximately 38ft x 10ft.

The property offers external lights, power and water and there is a further detached outbuilding measuring 20'0 x 9'9" with light and power connected.

## ADDITIONAL INFORMATION

Tenure: Freehold

Services: Mains gas, electricity, solar panels, water and drainage.

Available with no onward chain.

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.

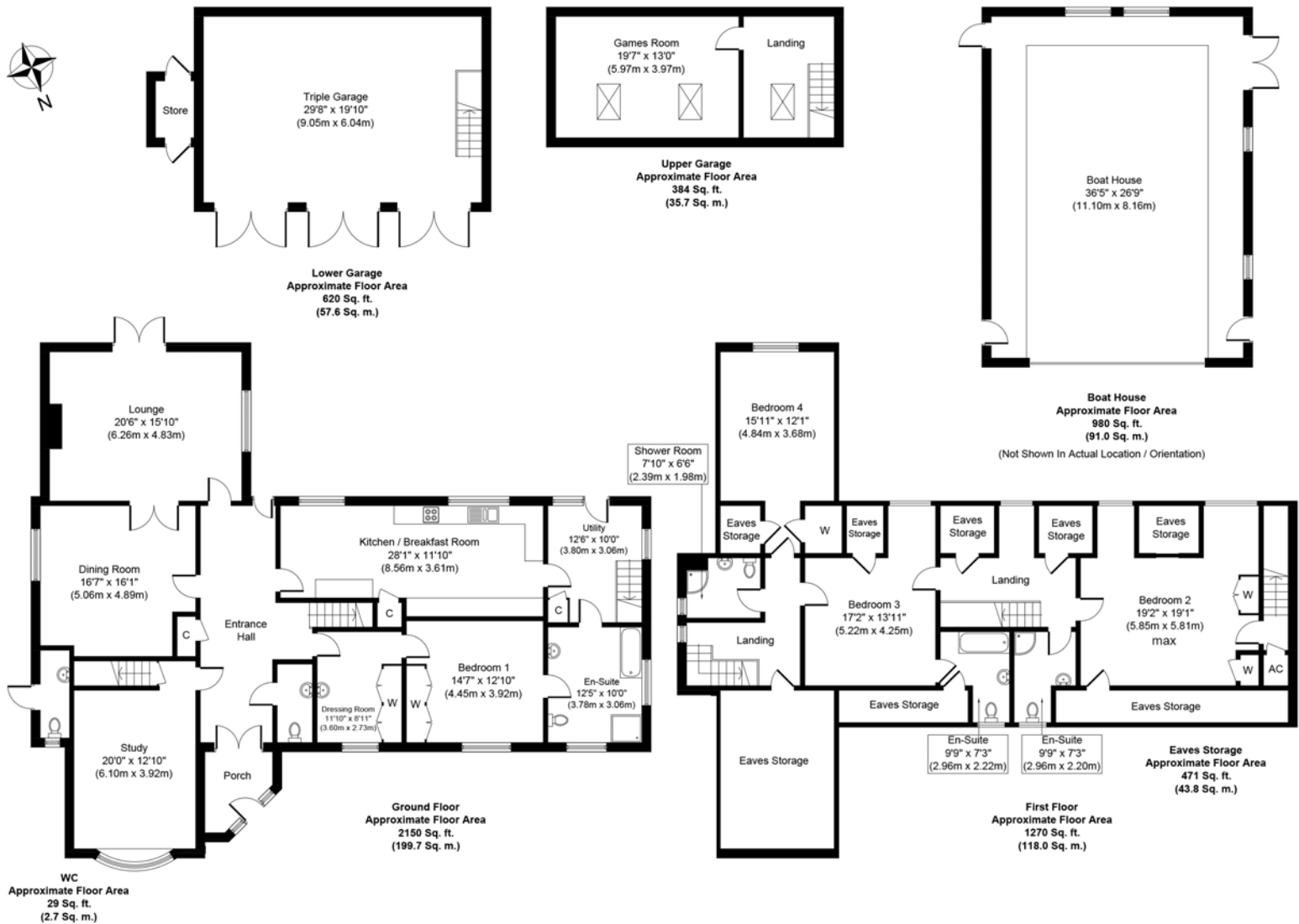
All measurements are approximate and we have not tested any equipment or services, and no warranty is given or implied that these are in working order.

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

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>		
(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		





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