



CRABBETTS MARSH, HORNING  
£160,000 FREEHOLD

**WATERSIDE**  
ESTATE AGENTS











## CRABBETTS MARSH, HORNING, NORFOLK NR12 8JP

- South facing mooring plot
- Renovated day cabin with kitchen area and a w/c
- Side on mooring measuring approximately 26ft
- Ample off road parking
- Just off the River Bure

An attractive south facing mooring/leisure plot with services, parking and a substantial summer house/day cabin, located on the outskirts of Horning, just off the River Bure.

Overall the plot measures 75ft x 50ft with a side on quay headed mooring measuring approximately 26ft.

Over the last few years the owners have carried out a comprehensive programme of improvements which as included the creation of a generous woodchipped private off road parking area, the replacement of all of the decking, full updating of the day cabin, with improved insulation and a huge amount of landscaping work.

The day cabin measures approximately 16ft x 12ft and offers electricity and cold water with a sitting area with day bed, kitchen area with sink unit and drainer with a selection of storage units. There is also a cloakroom with w/c, sink unit, extractor fan and window to rear.

Directly in front of the day cabin is a large south facing sun deck enjoying views out over the water and with a folding sun canopy.

The plot is mainly laid to lawn with a variety of mature trees with external power, water and lighting and a new timber shed.

A peaceful and private plot just off the main river, the perfect Broads retreat.







## LOCATION

Crabbetts Marsh is set on the outskirts of Horning, arguably the Broads' most sought after riverside village.

A wide range of facilities are within easy reach, including three riverside pubs, delicatessen, coffee shop, village store and two restaurants.

## ADDITIONAL INFORMATION

Tenure: Freehold

Services: Mains water, electricity, drainage.

Access via a private woodchipped roadway. Annual service charge circa £900.

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**  
**212 Sq. ft.**  
**(19.7 Sq. m.)**

PLAN NOT TO SCALE  
 FOR GUIDANCE PURPOSES ONLY

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		100
(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>	1	
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC 









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