



RIVERBANK, REPPS WITH BASTWICK
£250,000 LEASEHOLD

WATERSIDE
ESTATE AGENTS





RIVERBANK, REPPS WITH BASTWICK, NORFOLK NR29 5JZ

- Fully renovated riverside retreat
- Traditional character with contemporary styling
- 35ft river frontage/mooring
- Stunning views to the front and back
- High performing holiday let with full contents available by negotiation
- Re-clad with extensive additional insulation and upgraded electric heating

A fully renovated and immaculately presented detached riverside bungalow, significantly upgraded both inside and out, successfully combining traditional character with contemporary styling.

Currently run as a well established, high achieving holiday let, this deceptive riverside retreat exceeds expectations at every turn, with accommodation that consists of a modern kitchen with a range of built in appliances, uninterrupted views out over open countryside, and a dual aspect bay fronted sitting room looking out over the River Thurne with French doors leading out onto the waterside sun deck.

The primary bedroom comfortably accommodates a double bed while the second bedroom has a single bed with additional pull out single if needed, and there is an updated wet room style shower room.

Reclaimed timber has been used to great effect to provide exposed wooden flooring and rustic internal doors. All of the electric heaters have been replaced and the exterior of the property has been completely re-clad, and painted with extensive additional insulation throughout.

Outside the property offers private river frontage/mooring extending to approximately 35ft with composite decking providing the perfect vantage point to launch kayaks or paddle boards, sit and fish or simply sit back and enjoy life on the river.

There is also a summerhouse/shed measuring 25' x 9'5" providing invaluable storage, as well as power, water and plumbing for a washing machine and offering potential for further accommodation, subject to the necessary planning permission.

Currently run as a successful holiday let with contents available by negotiation. Early viewing is strongly recommended.



ACCOMMODATION

Kitchen: 13'0" x 6'0"

Extensive range of wall and floor mounted units with 1½ sink unit and drainer with built in oven, hob, microwave and extractor fan, plumbing for dishwasher. Dual aspect with uninterrupted views out over open countryside, part glazed door to side, down lighters, eco electric wall mounted heater.

Sitting Room: 14'0" x 12'7"

Impressive bay fronted dual aspect reception room with French doors out onto the river facing sun deck with picturesque views out over the Thurne. Exposed wooden floor, down lighters, electric wall mounted heater.

Bedroom 1: 9'5" x 7'10" (10'3" max)

Window to rear with far reaching views. High angled ceiling, electric wall mounted heater, exposed wooden floor.

Bedroom 2: 7'10" (8'11" max) x 7'0"

Window to front aspect, exposed wooden floor, down lighters.

Shower Room

Wet room style with double walk in shower, low level w/c, vanity wash basin. Partially tiled walls, window to side.



OUTSIDE

Private river frontage extending to approximately 35ft. Raised composite decking looking out over the water. Seating area to rear with impressive uninterrupted views out over open countryside.

Summerhouse/Shed: 25' x 9'5"

Substantial and incredibly useful, with power and plumbing for a washing machine.

ADDITIONAL INFORMATION

Tenure: Leasehold.

Term: Current lease runs until 2085.

Ground Rent: £625 per annum.

Service Charge: £400 per annum.

Drainage via holding tank at £45 per empty. Further details available.

Services: Mains water and electricity.

Access via footpath and river only. No access by car.

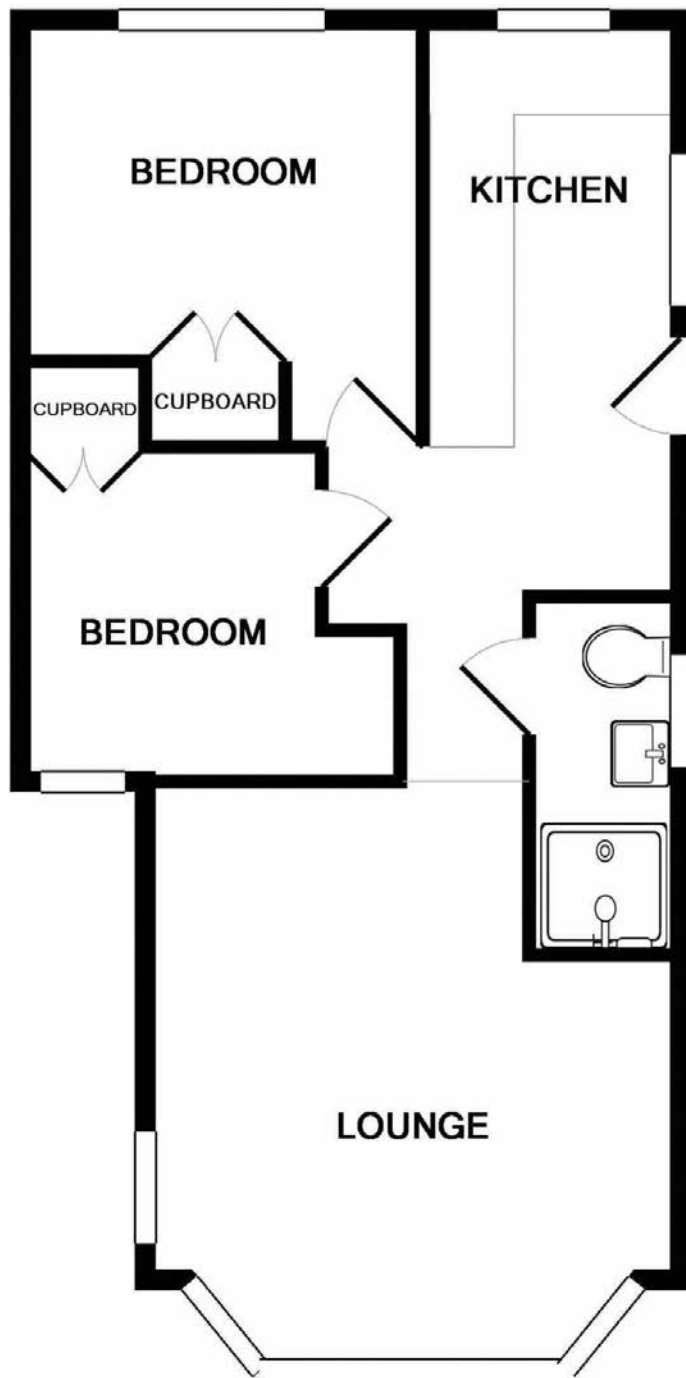
Car parking available by separate arrangements approximately half a mile away.

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.





EPC TO FOLLOW





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