



BOATHOUSE, BRIMBELOW ROAD, HOVETON  
£300,000 FREEHOLD

**WATERSIDE**  
ESTATE AGENTS













## BOATHOUSE, BRIMBELOW ROAD, HOVETON, NORFOLK NR12 8UJ

- Sizeable wet boathouse with interior mooring measuring 44'6" x 22'10"
- Kitchen, w/c and conservatory
- Off road parking
- 110ft of additional quay headed moorings
- Walking distance of the centre of Wroxham
- Just off the River Bure
- Services including private drainage treatment plant

An incredibly rare opportunity to acquire a substantial boathouse just off the River Bure, within easy walking distance from the centre of Wroxham.

The generous internal mooring extends to approximately 44'6" x 22'10" with a kitchen, toilet and conservatory along with a plant room and external store shed.

Believed to be built in the 1970s, this sizeable timber boathouse sits under a Norfolk tiled roof with services that include mains electricity, bore hole water and a private drainage treatment plant.

The private plot extends to approximately 100ft x 80ft with approximately 110ft of quay headed moorings which have been rented out to several privately owned boats, generating a significant annual income, an arrangement that could continue if required..

The picturesque plot is laid to lawn with an impressive circular gazebo and parking for several vehicles.

### ACCOMMODATION

#### **Kitchen: 9'4" x 6'1"**

Range of storage units, sink unit.

#### **Cloakroom**

Low level w/c and hand basin.



**Conservatory: 8'7" x 7'0"**

Triple aspect sealed unit double glazed construction with fitted blinds.

**Plant Room: 6'5" x 4'5"**

### ADDITIONAL INFORMATION

Tenure: Freehold.

Services: Mains electricity, private treatment plant drainage, bore hole water.

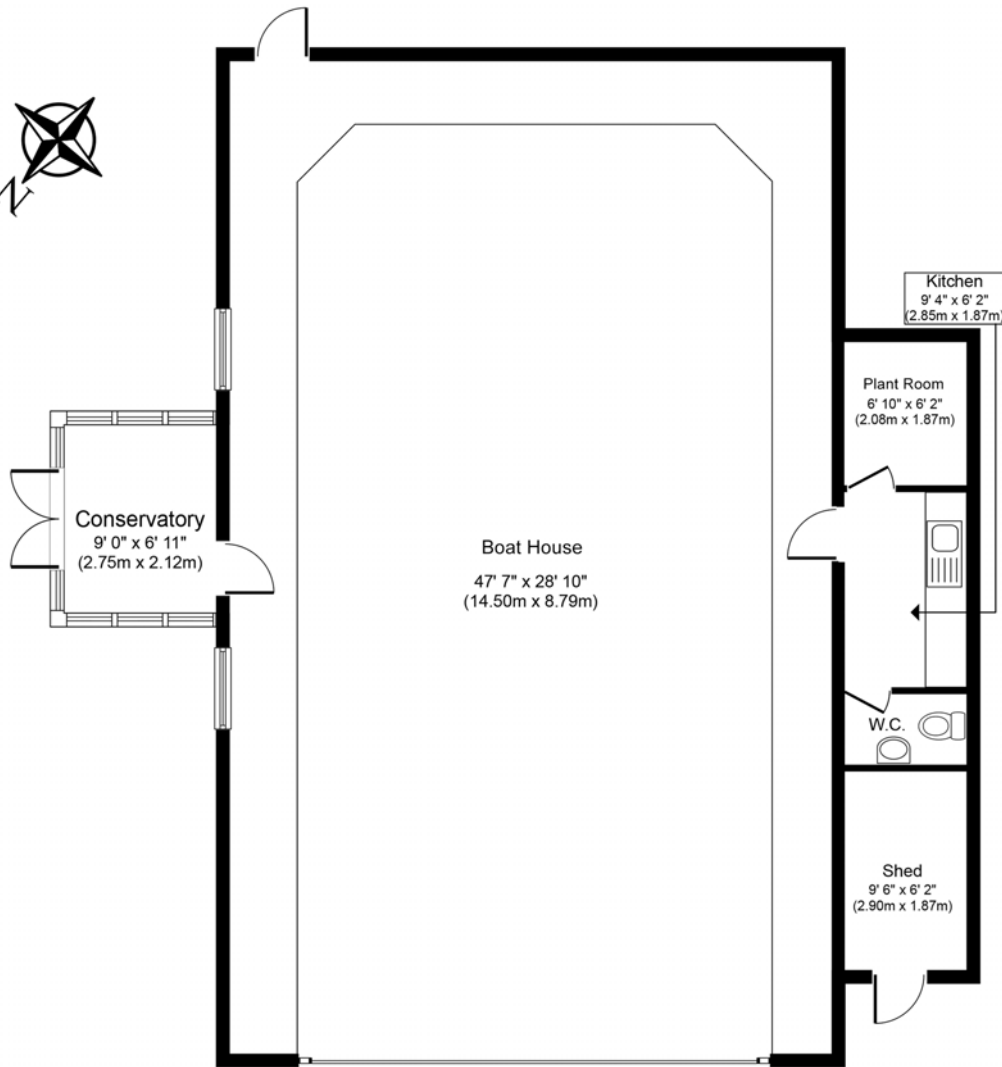


Whilst it is our intention that these sales particulars offer a fair and accurate account, they are provided for guidance purposes only and do not constitute part of any offer or contract.

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







WATERSIDE ESTATE AGENTS

Broads Haven, Potter Heigham, Norfolk NR29 5JD

Tel: 01692 670400

Email: [sales@watersideestateagents.com](mailto:sales@watersideestateagents.com)

[www.watersideestateagents.com](http://www.watersideestateagents.com)