



BURESIDE ESTATE, CRABBETTS MARSH, HORNING
OFFERS OVER £1,250,000 FREEHOLD

WATERSIDE
ESTATE AGENTS







BURESIDE ESTATE, CRABBETTS MARSH, HORNING, NORFOLK NR12 8JP

- A truly stunning Broads residence built in 2002, successfully combining period design with contemporary materials and build quality
- A beautiful location with breathtaking, far reaching views
- A substantial detached wet boathouse with spacious self-contained accommodation
- 150ft of private river frontage with an additional 90ft of mooring on the adjacent dyke
- 5 double bedrooms, 4 bath/shower rooms
- Suitable as a permanent residence or as a second home, currently run as a successful high end holiday let with the option to buy as a turnkey operation
- A unique layout made up of 3 separate buildings offering amazing flexibility

A beautiful Broads residence set in a stunning, private and highly sought after location enjoying breathtaking uninterrupted views and a prized southerly aspect, on the banks of the River Bure.

This iconic riverside property was completely rebuilt in 2002 of timber construction under a thatched roof, set upon steel and concrete piles, and was carefully designed to be faithfully to its 1920s heritage while making the most of the contemporary building materials and the highest quality of finish.

This incredibly versatile property is made up of three distinct elements with the main house consisting of an impressive bay fronted living room with French doors leading out onto the river facing sun deck, a classic Shaker style fitted kitchen with a comprehensive range of appliances, two generous ground floor bedrooms, served by a spacious five-piece bathroom and a large L-shaped first floor bedroom with river views and an en-suite shower room.

Complementing the main house is a detached pod, or guest suite, offering a substantial double bedroom with a beautifully appointed en-suite shower room with its own private river facing sun deck.

The property also has a large detached and completely self-contained boathouse providing generous studio style accommodation, currently arranged as a large bedroom with kitchenette, en-suite shower room and has an inviting covered balcony offering some of the property's best views looking out over the River Bure and the marshes beyond.

The boathouse also provides significant boat storage, currently housing two boats and it also offers a large utility room which, if needed could be repurposed as another double bedroom.

The impressive private and well-tended plot offers quay headed river frontage extending to approximately 150ft with a private slipway and an additional 100ft of mooring set directly behind the property on the adjacent dyke.



The secure grounds are fenced and gated and laid mainly to lawn with two established willow trees and a variety of flowering and shrub borders with a number of decked seating areas and private off-road parking.

The property is currently run as an incredibly successful high end holiday let, generating an annual income whilst still retaining capacity for ample owner use, full contents are available by negotiation.

A unique waterside home with huge flexibility in a truly breathtaking location. Early viewing is recommended.

ACCOMMODATION

Main House

Entrance Hall

Part glazed door, coved ceiling, two built in storage cupboards.

Living Room: 18'7" (+ bay window) x 16'5"

Dual aspect, making the most of the stunning views. French doors lead out onto the south facing sun deck. Seating is built into the bay window creating a charming dining area, radiator, coved ceiling, staircase to first floor.

Kitchen: 10'11" x 10'0"

Comprehensive range of wall and floor mounted storage units with 1½ sink unit and drainer, built in appliances comprising oven, hob and extractor fan, dishwasher, fridge freezer and beverage/wine cooler. Filtered water tap, central heating boiler, radiator, coved ceiling, window to rear looking out over the moorings and window and fully glazed door to side.

Bedroom 2: 14'4" x 12'0" (+ bay window)

Dual aspect with views of the River Bure. Coved ceiling, radiator.





Bathroom

Five-piece suite comprising double shower enclosure, contemporary free standing bath, low level w/c, double basin vanity unit. Heated towel rail, down lighters, fully tiled, window to side, extractor fan.

Bedroom 3: 13'2" x 10'6"

Window to side, radiator, coved ceiling.

FIRST FLOOR

Master Bedroom: 18'3" x 10'11" plus 9'6" x 7'10"

Large L-shaped bedroom with dressing area, window to front aspect with far reaching views, two radiators, air conditioning unit, four door built in storage cupboard, access to eaves and loft storage.

En-Suite Shower Room

Double shower enclosure, low level w/c, wash basin, coved ceiling, shaver point, extractor fan, fully tiled.





DETACHED GUEST SUITE

Known currently as "The Pod".

Entrance Hall

Double Bedroom: 13'5" x 9'6"

Dual aspect with French doors leading out onto a private, raised river facing deck. Radiator, coved ceiling, wall lights.

En-Suite Shower Room

Double shower enclosure, low level, w/c vanity unit finished in marble with wash basin, heated towel rail, window to rear, extractor fan, down lighters.

BOATHOUSE

Currently providing secure undercover storage for two boats with power, light and large wooden double doors, the self-contained accommodation consists of:

Entrance Hall

Staircase to first floor.

Utility Room: 12'3" x 10'4"

Sink unit and drainer with storage units. Plumbing for washing machine, wall mounted central heating boiler. Internal door to boathouse.

FIRST FLOOR

Spacious Open Plan Studio: 23'2" x 14'6"

Currently arranged as a generous double bedroom with well appointed kitchenette offering a range of floor mounted storage units with sink unit and drainer and a two burner hob. Access to eaves, two radiators and French doors out onto a spacious covered balcony with beautiful far reaching river views.





OUTSIDE

The private south facing plot is laid mainly to lawn with mature trees, shrubs and flowering borders and approximately 150ft of quay headed river frontage directly onto the River Bure. A private slipway provides the perfect launching point for kayaks and canoes and fishermen are spoilt for choice with an additional 90ft of quay headed moorings to the rear of the back dyke, known to be a great spot for pike fishing as well as offering further secure mooring. Off road parking for three vehicles, exterior lighting, power and water.

ADDITIONAL INFORMATION

Access via a private woodchipped roadway with an annual maintenance charge of circa £500.

SERVICES

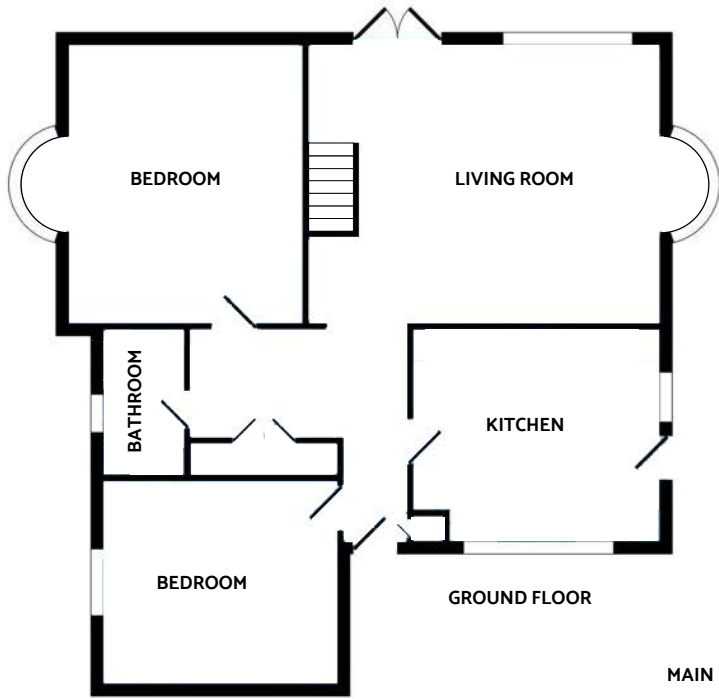
Mains electricity, pumped mains drainage, mains water, LPG fired central heating with two boilers, occupancy full residential with no restrictions on use.

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.

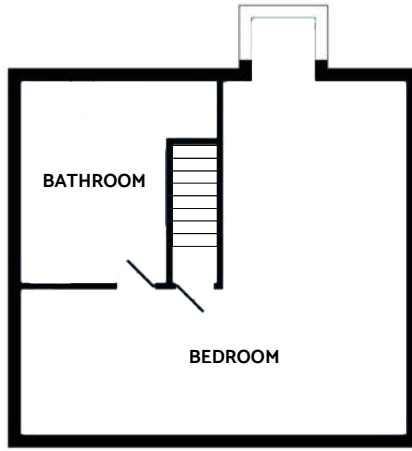
All measurements are approximate and we have not tested any equipment or services, and no warranty is given or implied that these are in working order.

Prospective purchasers are advised to satisfy themselves by inspection or by further investigation via their solicitor or surveyor.

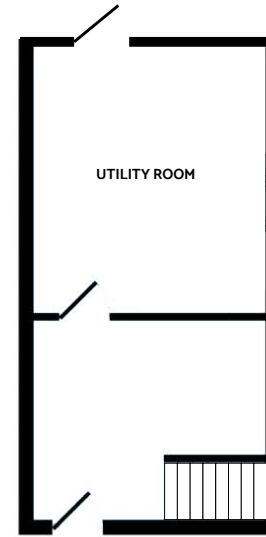




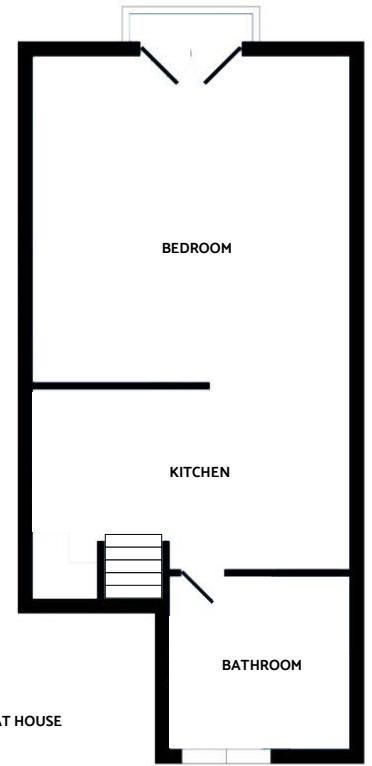
MAIN HOUSE
APPROX FLOOR AREA 1256 SQ FT



FIRST FLOOR

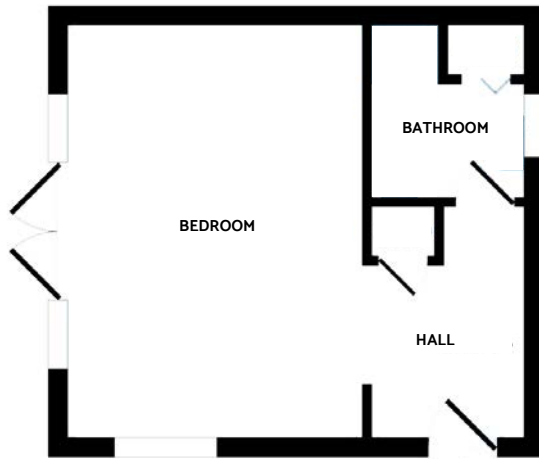


GROUND FLOOR



FIRST FLOOR

APPROX FLOOR AREA 737 SQ FT



APPROX FLOOR AREA 210 SQ FT

PLAN NOT TO SCALE
FOR GUIDANCE PURPOSES ONLY





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