



ROPES HILL DYKE, HORNING
OFFERS OVER £750,000 FREEHOLD

WATERSIDE
ESTATE AGENTS







ROPES HILL DYKE, HORNING, NORFOLK NR12 8JS

- Unique 3 storey Broads residence built in 1998 of timber construction on steel and concrete piles
- Flexible accommodation arranged over all 3 floors including 3/4 bedrooms
- 3/4 reception rooms, bathroom, shower room, kitchen/breakfast room
- Large covered balcony with impressive far reaching views
- Generous mooring facilities for multiple craft with a substantial wet boathouse and a large additional mooring dock
- Parking for several vehicles and a substantial detached garage
- Private and peaceful location within 100 yards of the River Bure.

A substantial three storey riverside residence set in a rarely available private and quiet location just off the River Bure, within sight of Horning Sailing Club and the Swan Inn.

This spacious and versatile property was built in 1998 of timber construction, set upon steel and concrete piles beneath a thatched roof and offers generous mooring facilities for multiple craft with the main boathouse providing a covered mooring measuring 41'10" x 13'2" (15' max) plus a second berth measuring 13' x 5'10" with an additional mooring dock measuring 42' x 15'4".

The flexible accommodation is arranged over all three floors and comprises an entrance hall, cloakroom and garden room on the ground floor. The first floor offers a triple aspect sitting room, spacious living room leading out onto a large covered balcony with impressive far reaching views and a separate dual aspect dining room with an independent balcony and external staircase. The kitchen/breakfast room looks out over the water, both of the bedrooms on this floor are doubles served by a bathroom and a separate cloakroom

The second floor can be utilised in a number of ways with the layout lending itself to being used as one large master suite comprising a 23ft long triple aspect master bedroom, landing/study area, dressing room and an en-suite shower room.

Features include hardwood unit double glazing throughout, a water source heat pump heating system, off road parking for several cars and a sizeable detached garage. The property is also available with no onward chain.

Occupying a sought after location on the edge of Horning within easy reach of a comprehensive range of amenities including three riverside pubs, two restaurants, a deli, coffee shop and village store, this property could be used as a permanent residence, a sizeable second home or a perfectly placed holiday let with additional income generated from letting out one or both of the main moorings.

Early viewing is recommended.



ACCOMMODATION

GROUND FLOOR

Entrance Hall

Staircase to first floor.

Cloakroom

Low level w/c, hand basin, heated towel rail, extractor fan.

Garden Room: 10'7" x 8'3"

Dual aspect with French doors to front aspect and door to side, large under stair cupboard, radiator, door to boat house.

FIRST FLOOR

Sun Lounge: 17'3" x 13'11"

A triple aspect, south facing sitting room with fitted hand built utility area with a fully concealed Butler sink, plumbing for washing machine and ample storage. Two radiators, wall lights.

Inner Hallway

Radiator.

Cloakroom

Low level w/c, hand basin, heated towel rail, extractor fan.

Bathroom

Panelled bath with fitted shower, low level w/c, partially tiled walls, heated towel rail, wall mounted fan heater, window to side.





Bedroom 2: 14'3" x 10'11"

Box bay window to side, vanity wash basin, range of fitted furniture, radiator, loft storage.

Bedroom 3: 11'3" x 8'9"

Box bay window to side with view of the water, fitted double wardrobe, radiator, loft storage, wash basin, wall lights.

Kitchen/Breakfast Room: 14'11" x 8'8"

Full range of wall and floor mounted storage units with breakfast bar. 1½ sink unit and drainer, built in double oven, hob and extractor hood. Plumbing for dishwasher, radiator, wooden floor, loft storage, two windows to side aspect with views over the water and the sailing club.

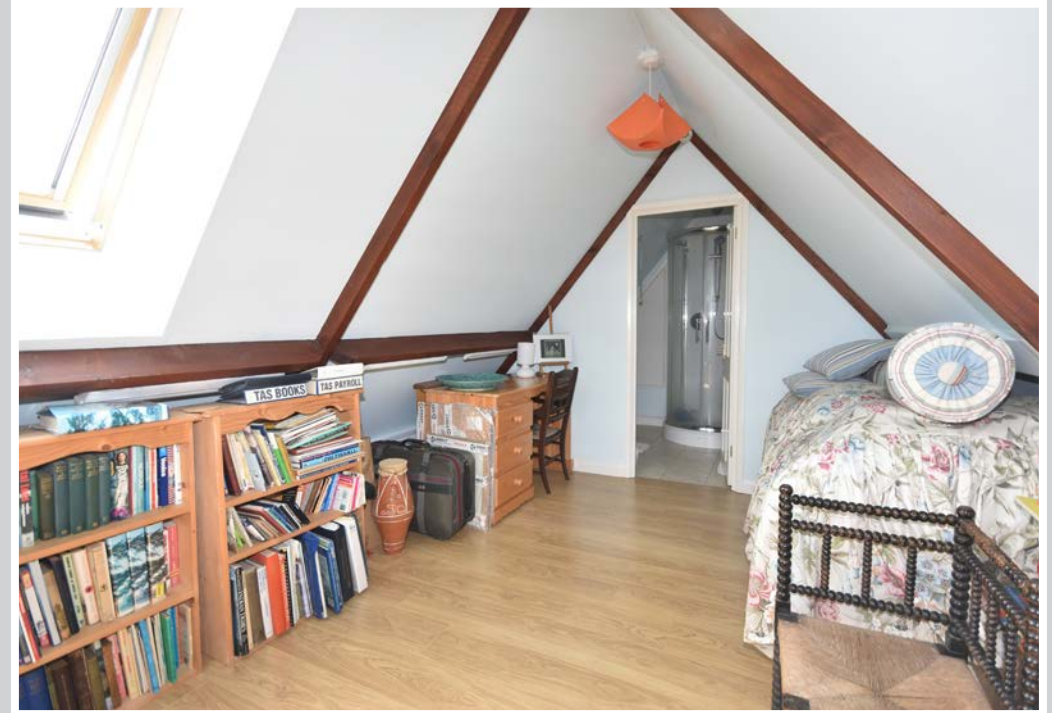
Riverside Lounge: 17'9" x 12'8"

Light and airy living room with window to side and fully glazed double doors to the front leading out onto a large covered balcony which provides stunning views of the water, Horning Sailing Club and the River Bure beyond, with external lighting a power.

Two radiators and additional under floor heating beneath wooden flooring. Staircase to second floor, down lighters and fully glazed double doors to:

Dining Room: 13'10" x 9'5"

Triple aspect with picture windows looking out over the water. Radiator, wooden flooring and under floor heating. Down lighters, glazed double door to the main balcony plus a glazed door to the rear leading to a secondary balcony with external staircase.





SECOND FLOOR

Landing/Study Area

Master Bedroom: 23'0" x 11'7"

Triple aspect with Velux windows to front and side with river views and fitted blinds, wall lights, laminate flooring with under floor heating, wall mounted heater, angled ceilings.

Dressing Room/Bedroom 4: 12'10" x 8'2"

Velux window to side with far reaching river views, laminate flooring, radiator, angled ceilings.

En-Suite Shower Room

Shower enclosure, hand basin, low level w/c, access to eaves storage, heated towel rail.

OPEN FRONTED INTEGRAL BOATHOUSE

Primary mooring dock measuring 41'10" x 13'2"

Secondary mooring dock measuring 13' x 5'10"

Quay heading continues beyond the end of the boathouse on both sides. There is also a storage shed with power and light.

MOORING DOCK

Independent of the boathouse there is a further mooring dock measuring 42ft x 15'4". Please note that the existing cover is not included in this sale.





OUTSIDE

The property is approached via a gravelled driveway which provides parking for several vehicles and leads to a detached garage, of timber construction, on steel and concrete piles, with double doors, power and light, a workshop section, water, sink and drainer and a storage loft.

Raised decking runs along the side and rear of the main building with exterior lighting and multiple external power points.

There is a small lawned garden to the rear with a timber shed, pond, aviary and a variety of flower and shrub borders along with a row of espalier apple trees.

ADDITIONAL INFORMATION

Tenure: Freehold.

Full residential status.

Services: Mains electricity, pumped mains drainage, mains water, heated by a water source heat pump.

Access via a shared private roadway which is regularly maintained with costs shared by the residents.

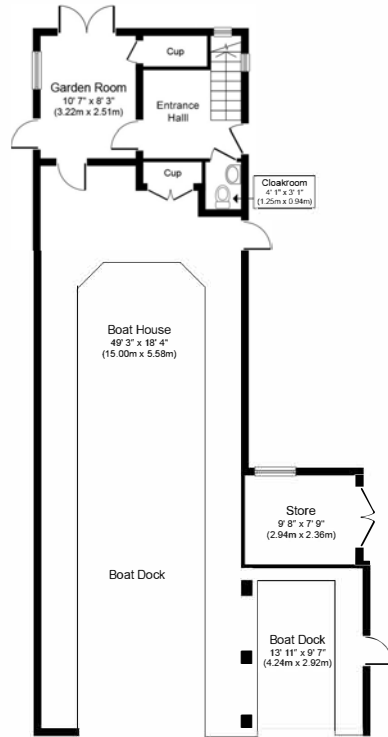
Whilst it is our intention that these sales particulars offer a fair and accurate account, they are provided for guidance purposes only and do not constitute part of any offer or contract.

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.

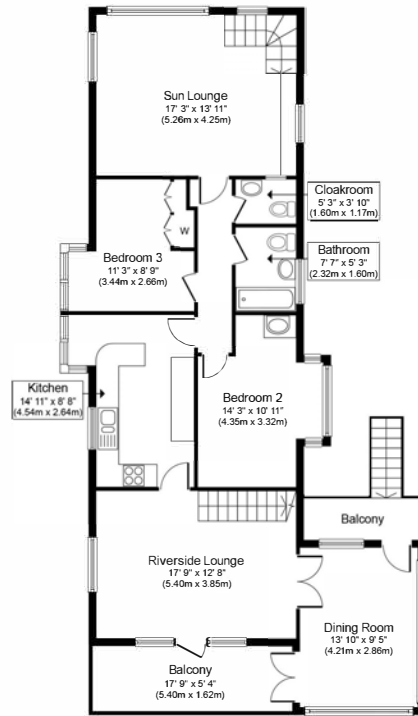
Prospective purchasers are advised to satisfy themselves by inspection or by further investigation via their solicitor or surveyor.



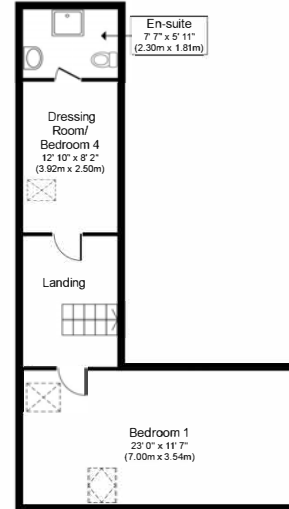




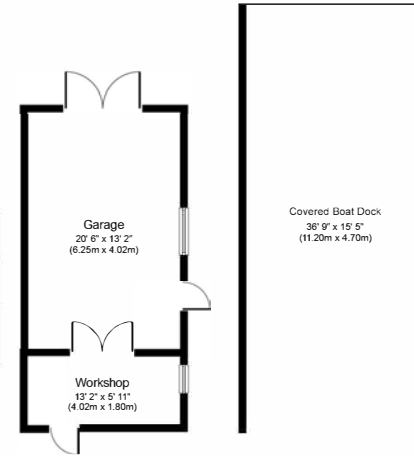
Ground Floor
Approximate Floor Area
197 sq. ft.
(18.3 sq. m.)



First Floor
Approximate Floor Area
1,097 sq. ft.
(101.9 sq. m.)



Second Floor
Approximate Floor Area
528 sq. ft.
(49.0 sq. m.)



Outbuilding
Approximate Floor Area
528 sq. ft.
(49.0 sq. m.)

PLAN NOT TO SCALE
FOR GUIDANCE PURPOSES ONLY

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			
			EU Directive 2002/91/EC



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