



LOWER STREET, HORNING
£1,300,000 FREEHOLD

WATERSIDE
ESTATE AGENTS



The image shows a modern, two-story house with a dark grey roof and white siding. The house features large glass windows and a balcony. A small boat is docked nearby, and a sign is visible on the grass.

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LOWER STREET, HORNING, NORFOLK NR12 8PF

- High quality riverside residence
- Built approximately 10 years ago
- Stunning panoramic river views
- Extensive private mooring for multiple boats
- Large wet boathouse
- 4 bedrooms with 3 bathrooms/shower rooms
- Triple aspect river facing living room
- Dual aspect garden room
- Currently run as a high performing holiday let
- Available fully furnished by separate negotiation

A luxury riverside residence built approximately ten years ago to the highest standard, set on the banks of the River Bure within easy walking distance of the centre of Horning.

This impressive waterside home is equally suitable as a permanent residence or as a second home and is currently used as a successful, well established holiday let with full contents and bookings in place for 2024 available by separate negotiation.

The spacious layout consists of a large entrance hall, a glass fronted reception area that could easily serve as a garden room or dining room leading to a reception hall, a stunning triple aspect living room with breathtaking panoramic views out over the River Bure. Open plan to a high gloss contemporary fitted kitchen with a full range of appliances, utility room, cloakroom and a generous ground floor bedroom with en-suite bathroom.

On the first floor is the spectacular master bedroom with high ceilings, extensive range of built in wardrobes and an en-suite shower room, and a private balcony providing panoramic views, the perfect vantage point to sit and enjoy life on the river as it passes by.

The accommodation continues with two further double/twin bedrooms served by another shower room.

Features include well established gardens extending to approximately 0.4 acres with extensive river frontage providing private quay headed moorings for multiple boats complemented by a large wet boathouse offering further secure moorings and storage.

Set back from the road ensuring a good degree of privacy with extensive off road parking, this high quality riverside property must be seen to be fully appreciated. Early viewing is advised.



ACCOMMODATION

Reception Hall/Garden Room: 23'6" x 9'4"

An impressive versatile space, dual aspect with two walls of glass with bi-folding doors leading out onto the river facing deck, radiator, door to boat house.

Entrance Hall

Wooden floor, timber and glass staircase to first floor, under stair storage cupboard, cloaks cupboard, vertical radiator.

Cloakroom: 6'0" x 5'0"

Vanity wash basin, low level w/c, extractor fan, heated towel rail, window to side.

Living Room: 23'7" x 13'7"

Impressive triple aspect living space with far reaching views out over the river. Bi-folding doors leading out onto the raised sun deck. Down lighting, wooden floor, fitted blinds and two contemporary vertical radiator. Open plan to:

Kitchen: 17'5" x 9'5"

Extensive range of high gloss handle-less units with a comprehensive range of appliances including a built in double oven, microwave, hob and extractor hood. Plumbing for dishwasher, 1½ sink unit and drainer. Down lighting, door to side, window to side with fitted blinds, radiator.

Utliity Room: 6'1" x 3'1"

Plumbing for washing machine, space for tumble dryer, built in cupboard with hot water cylinder.

Bedroom 2:

Window to rear, radiator, built in double wardrobe, down lighting.





En-Suite Bathroom: 9'1" x 6'0"

Panelled bath with fitted shower and screen, low level w/c, vanity wash basin, fitted mirror with lighting. Window to side, extractor fan and fitted towel rail.

FIRST FLOOR

Landing

Master Bedroom: 17'2" x 13'7"

Stunning master suite with high ceilings, an extensive range of built in wardrobes and a private south west facing balcony providing picturesque views out over the River Bure. Two radiators, access to eaves storage.

En-Suite Shower Room: 9'6" x 5'7"

Walk-in shower enclosure, low level w/c, vanity wash basin, heated towel rail, extractor fan, window to side.

Bedroom 3: 14'2" x 9'1"

Window to rear, built in wardrobe, vertical radiator.

Bedroom 4: 14'3" x 9'1"

Window to rear, built in wardrobe, vertical radiator.

Shower Room: 9'3" x 6'11"

Large walk-in shower enclosure, low level w/c, vanity wash basin, extractor fan, heated towel rail, window to side.





OUTSIDE

Set back off Lower Street with access over a private shared driveway, the plot extends to approximately 0.4 acres, mainly laid to lawn with extensive private parking and enclosed by a variety of mature shrubs and trees.

The property occupies a commanding position directly onto the River Bure with stunning far reaching and uninterrupted views and offers considerable private quay headed moorings with capacity for 3-4 substantial boats.

The property also offers:

The Boathouse: 44'9" x 20'8" (external dimensions)

A large wet boathouse with shore power and an electric roller door.

Running along the entire rear elevation is a large raised sun deck offering the perfect position to enjoy one of the most sought after locations on the Broads.

ADDITIONAL INFORMATION

Tenure: Freehold

Services: Mains water, electricity, gas and drainage (pumped)

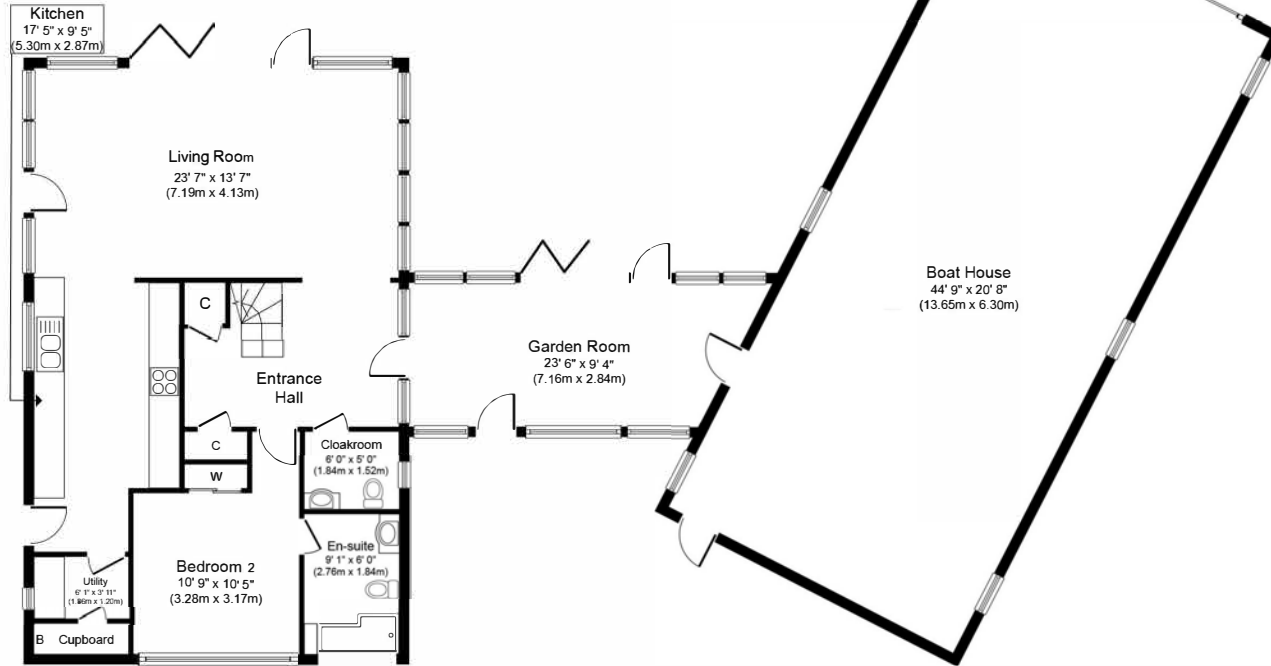
Access is via a shared private driveway.

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.

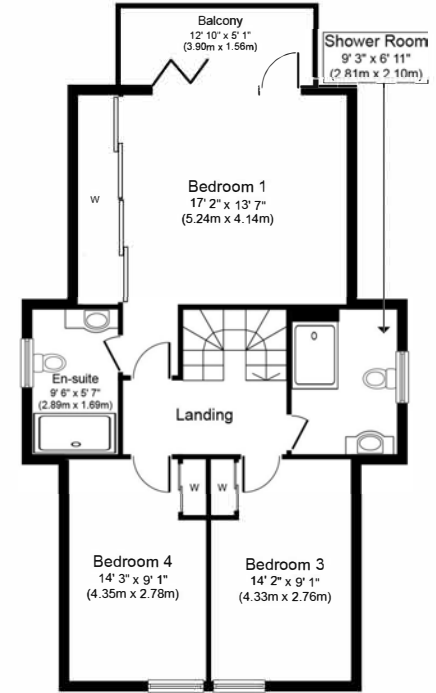
Prospective purchasers are advised to satisfy themselves by inspection or by further investigation via their solicitor or surveyor.





Ground Floor
Approximate Floor Area
1,096 sq. ft.
(101.8 sq. m.)

PLAN NOT TO SCALE
FOR GUIDANCE PURPOSES ONLY



First floor
Approximate Floor Area
728 sq. ft.
(67.6 sq. m.)

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	



WATERSIDE ESTATE AGENTS
Broads Haven, Potter Heigham, Norfolk NR29 5JD

Tel: 01692 670400
Email: sales@watersideestateagents.com
www.watersideestateagents.com