



FERRY VIEW ESTATE, HORNING  
£1,150,000 FREEHOLD

**WATERSIDE**  
ESTATE AGENTS













## FERRY VIEW ESTATE, HORNING, NORFOLK NR12 8PT

- A unique high quality riverside residence, completely rebuilt in 2006
- Set upon steel piles, a steel ring beam and with a steel frame
- Thatched roofs re-ridged in 2024
- Unparalleled views, truly breathtaking
- Large integral boathouse with 32' x 17'6" mooring dock
- Additional moorings for several boats
- Detached garage and ample parking
- Currently run as a high earning holiday let
- Available with contents by separate negotiation
- No onward chain

Benefitting from some of the finest views that the Norfolk Broads has to offer, this truly breathtaking riverside residence really does need to be seen to be believed.

Completely rebuilt in 2006, set upon steel and concrete piles with a steel ring beam and steel frame, insulated to a very high degree and having benefitted from further improvements in 2022 with the thatched roofs re-ridged in 2024.

This spacious and versatile three storey property offers all of the character and charm of a traditional Broads retreat while providing the comfort and confidence that comes with a contemporary build, constructed and maintained to the highest standard.

The generous accommodation consists of an impressive open plan triple aspect living space which leads out onto a south facing L-shaped balcony, the perfect vantage point from which to enjoy the beautiful unmatched views out over the River Bure and the open marshes beyond.

There are four double bedrooms served by a family bathroom and an en-suite shower room.

The large integral wet boathouse offers a private mooring measuring approximately 32ft x 17'6" with power, water and storage, further complemented by a cloakroom / W/c with a huge utility room/shower room.







Other features include a detached garage with extensive off road parking, lawned south facing gardens and quay headed river frontage extending to approximately 95ft with additional moorings for several boats.

A unique high quality waterside home, set on the outskirts of the Broads' most sought after village, equally suitable as a private residence, lock up and leave second home or as a perfectly placed holiday let.

Early viewing is recommended.

## ACCOMMODATION

### Entrance Hall

Tiled floor, two radiators, window to side, staircase to first floor. Door to boathouse.

### Utility Room/Shower Room: 16'0" x 10'8"

Spacious and versatile room. Dual aspect, tiled floor, shower enclosure, sink unit and drainer with storage cupboards under, plumbing for washing machine, panelled door.

### Cloakroom

Hand basin, low level w/c, window to side, radiator, panelled door. Extractor fan.

## FIRST FLOOR

### Landing

Two radiators, staircase to second floor.

### Open Plan Living Area: 25'6" x 21'0"

A stunning triple aspect living space with a generous fully fitted kitchen with a comprehensive range of wall and floor mounted units with a double sink unit and drainer, built in double oven and hob, extractor hood, integral dishwasher and a built in fridge freezer.









Two sets of large glazed double doors lead out onto an impressive south and west L-shaped balcony which makes the most of the unrivalled panoramic views out over the River Bure and the open marshes beyond. The balcony wraps around the first floor providing the perfect spot to sit and enjoy the sunset and with an external staircase giving direct access down into the garden.

#### **Master Bedroom: 17'4" x 10'6"**

Dual aspect with views out over the water. Radiator, panelled door.

#### **En-Suite Shower Room**

Shower enclosure, low level w/c, hand basin, radiator, extractor fan, panelled door.

#### **Bedroom 2: 12'0" x 11'0"**

Window to side with views of the water, radiator, panelled door.

#### **Family Bathroom**

Panelled bath with fitted twin headed shower, contemporary wash basin, low level w/c, window to side, extractor fan, radiator, panelled door.

#### **Bedroom 3: 12'0" x 9'0"**

Window to front and side with river views. Radiator, panelled door.

### **SECOND FLOOR**

#### **Bedroom 4: 22'2" (31'8" max) x 12'8"**

Large family room currently laid out with a double bed and two singles. Dual aspect with far reaching river views, two radiators, built in storage, panelled door. There is also a large amount of eaves storage space.









## BOATHOUSE

An impressive integral wet boathouse with a substantial dock measuring approximately 32' x 17'6". Power, water, storage and a personal door to the garden with large double doors leading out onto the River Bure.

## OUTSIDE

The property is approached via a driveway which offers generous private parking and in turn leads to a detached garage of timber construction under a thatched roof (re-ridged in 2024) with double doors and electricity connected.

The south facing gardens are laid to lawn with a sun deck looking out over the River Bure and private quay headed river frontage extending to approximately 95ft offering further mooring facilities for several boats.

## ADDITIONAL INFORMATION

Access is via a private roadway with shared responsibility for maintenance. Significant works were carried out in early 2025.

Services: Mains electricity, drainage and water. Oil fired central heating. The property is currently run as a successful well established holiday let.

Contents available by separate negotiation.

No onward chain.

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

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	69	71
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC





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