



ROPES HILL DYKE, HORNING
GUIDE PRICE £850,000 - £875,000 FREEHOLD

WATERSIDE
ESTATE AGENTS





ROPES HILL DYKE, HORNING, NORFOLK NR12 8JS

- Immaculately maintained waterside residence
- Built to the highest standard in 2005
- 3 double bedrooms and 3 shower rooms
- Impressive dual aspect, first floor living space with L-shaped balcony and far reaching views
- Substantial integral boathouse
- Games room with scope for a 4th bedroom
- New quay heading
- Resurfaced driveway providing extensive private parking
- Recently upgraded wifi-controlled heating system
- Replacement sealed unit double glazed windows
- No onward chain

An immaculately presented and perfectly positioned waterside residence set just off the River Bure on the outskirts of Horning. Built to the highest standards by Wroxham Builders in 2005, this stunning broads retreat has been comprehensively upgraded by the current owners who have carried out works that include: replacement windows and bi-fold doors (2018/2020), all new programmable electric radiators (2022), fully replaced quay heading, including the interior of the boathouse (2023/24), the addition of frameless glass balustrades to both the balconies (2022) and the resurfacing of the driveway (2024).

Built on steel and concrete piles with a steel ring beam, this imposing riverside home offers spacious and versatile accommodation that consists of a truly impressive first floor living room which is flooded with natural light from a wealth of windows including a part glazed gable and bi-folding doors leading out onto a large L-shaped balcony with far reaching views out over Horning Sailing Club and the River Bure beyond. The generous kitchen/breakfast room offers a comprehensive range of fitted and built in appliances as well as access out onto a second balcony, which benefits from a south westerly spect.

There are currently three double bedrooms served by three shower rooms.

The ground floor is dominated by the substantial integral boathouse which provides a generous mooring dock measuring approximatey 36ft x 17'6" and timber remote controlled double doors. This high quality facility is further complemented by a large utility/storage room.

Also on the ground floor is a walk in cloakroom and a spacious games/sitting room, the original layout included a fourth double bedroom which could easily be reinstated if required.

Occupying a quiet and private location, set back from the main river and the main road, with extensive off road parking and newly decked outside areas ensuring low maintenance, establishing this property as the ultimate lock up and leave second home while also being well positioned to be either a high spec main residence or a perfectly placed holiday let.

Contents are available by separate negotiation and there is no onward chain.

ACCOMMODATION

Steps up to:

A raised and covered deck seating area with frameless glass balustrade.

Reception Hall/Games Room: 27'4" x 16'8" (max)

With window to front aspect and glazed door to side. Currently used as a games room/sitting room but originally incorporated a fourth double bedroom which could be reinstated. Staircase to first floor. Door to utility room.

Shower Room

Shower enclosure, wash basin and w/c, heated towel rail, warm air heater, extractor fan, shaver point.

Walk in Cloaks Cupboard

Window to side.

Utility Room: 20'8" x 7'6"

With sink unit and drainer with cupboards under. Built in storage cupboards, double doors to a large lockable store room. Wall mounted fan heater.

Two doors to:





Integral Boathouse

Mooring dock measuring approximately 36ft x 17'6"

With recently replaced quay heading and decking. Power and light and remote controlled double doors.

FIRST FLOOR

Landing

Window to side, down lighters, loft access.

Living Room: 23'5" x 20'11" (11'3" min)

A stunning living area with a high vaulted ceilings, a partially glazed gable end and windows to front and side. Bi-folding doors lead out onto a generous L-shaped balcony with frameless glass balustrades and far reaching views out over the water and out to the main river. The balcony also has an external staircase providing direct access to the ground floor.

Kitchen/Breakfast Room: 23'5" x 10'8"

Extensive range of wall and floor mounted units with sink unit and drainer. Comprehensive selection of built in appliances with a double oven, hob and extractor, fridge freezer and plumbing for washing machine and dishwasher.

Glazed door leading out onto a spacious balcony, again with frameless glass balustrades and enjoying a south westerly aspect.

Master Bedroom: 12'1" x 11'8"

Window to side, two double built in wardrobes, wall lights.





En-Suite Shower Room

Shower enclosure, inset wash basin, w/c, fully tiled walls, wall mounted fan heater, down lighters, heated towel rail.

Bedroom 2: 11'8" x 10'19"

Window to side, double built in wardrobe, wall lights.

En-Suite Shower Room

Shower enclosure, wash basin, w/c, heated towel rail, wall mounted fan heater, downlighters.

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

Window to side, built in double wardrobe, wall lights.

Cloakroom

Hand basin, low level w/c, extractor fan.

OUTSIDE

Access is via a shared private roadway which was raised and resurfaced in 2024.

This in turn leads to an extensive private driveway providing parking for multiple vehicles. This was also raised and resurfaced in 2024.

A newly decked area runs the length of the property leading to a river facing seating area and an additional external mooring area.

An external staircase leads up to the main balcony.





ADDITIONAL INFORMATION

Tenure: Freehold

Built in 2005 on steel and concrete piles with a steel ring beam.

The exterior of the property is covered in low maintenance cement board cladding.

Services: Mains water and electricity with pumped mains drainage (pump recently replaced).

Shared roadway resurfaced in 2024.

All new electric radiators were fitted in 2022. These are all individually programmable and wifi connected allowing for very effective remote control.

The property has recently been run as a successful holiday let and so a number of improvements have been carried out in keeping with recent changes to fire safety regulations.

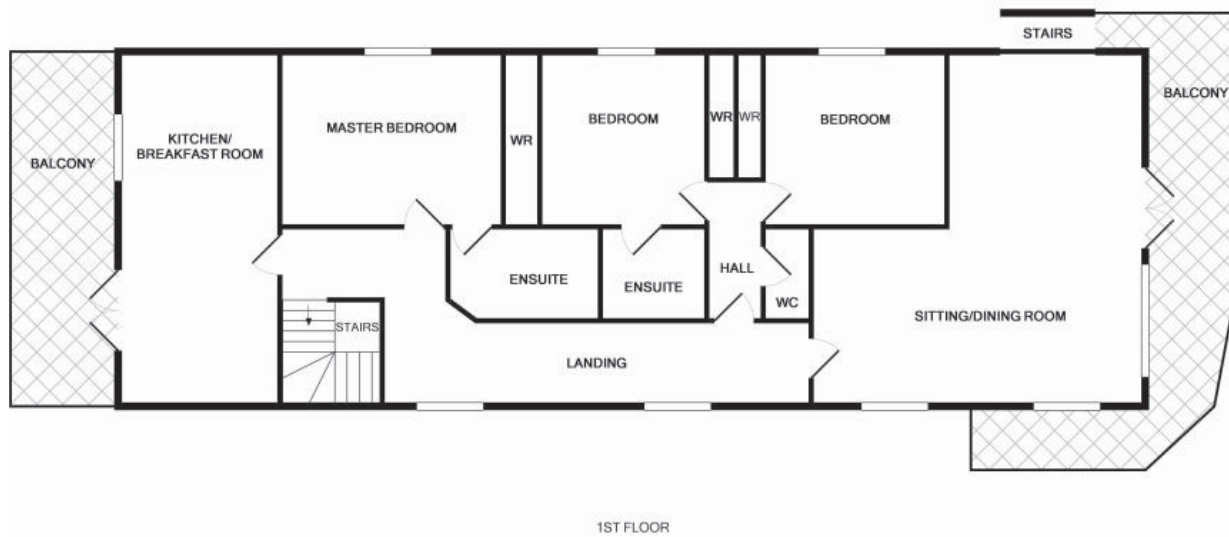
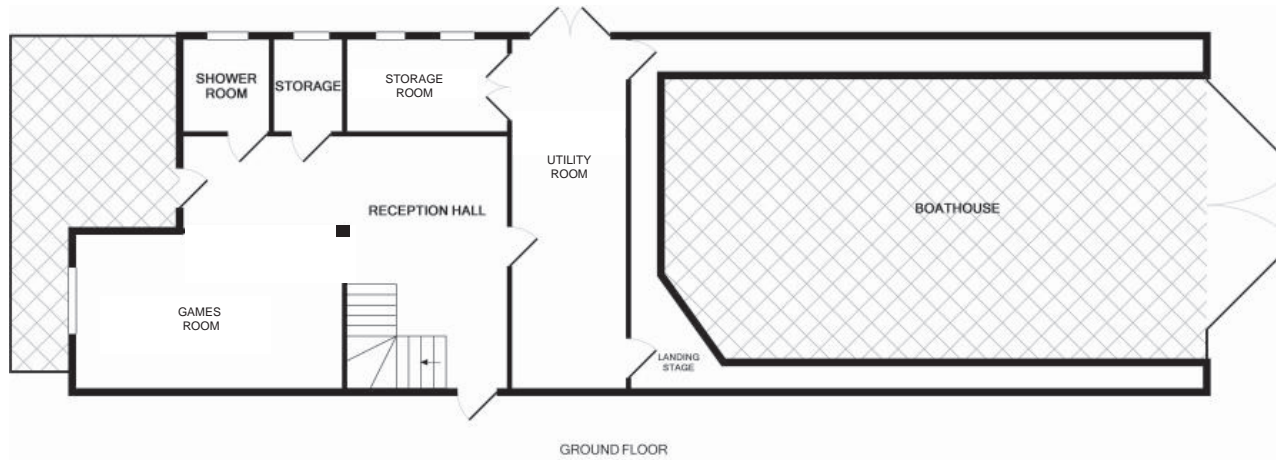
Contents are available by separate negotiation.

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+) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | 60 | 67 |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England & Wales | EU Directive 2002/91/EC  | |





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