



GREBE ISLAND, HORNING
£625,000 FREEHOLD

WATERSIDE
ESTATE AGENTS







GREBE ISLAND, HORNING, NORFOLK NR12 8PF

- A beautifully presented single storey riverside cottage
- Fully renovated and partially remodelled
- 3 double bedrooms, en-suite shower room and 4-piece bathroom
- Thatch replaced circa 2017
- Low maintenance composite cladding
- Large private mooring measuring 90ft x 14ft with power, water and parking
- New composite quay heading
- Full residential status
- Successful holiday let with contents available by separate negotiation

A beautifully presented and fully renovated single storey riverside cottage, set just off the River Bure in the sought after village of Horning.

Finished to a high standard with contemporary styling, yet retaining much of its traditional character, the property is a timber property underneath low maintenance composite cladding with a thatch roof that was replaced circa 2017.

Additional works included a brand new fitted kitchen with a comprehensive range of appliances, a remodelled master bedroom with new en-suite shower room, Karndean flooring and new composite quay heading.

The light and airy accommodation includes a generous living space with picture windows and French doors looking out over the water, leading out onto a river facing sun deck.

The master bedroom also has direct access outside with views out over the water.

The remaining two bedrooms are both doubles served by a large four-piece bathroom with bath and separate double shower enclosure.

Other features include off road parking for three cars and a large private mooring measuring approximately 90ft x 14ft with power and water.

The property is currently run as a well-established, successful holiday let with full contents available by separate negotiation.

Viewing recommended.



ACCOMMODATION

Kitchen: 12'1" x 9'8"

Extensive range of wall and floor mounted units with a contemporary high gloss finish. Sink unit and drainer. Bosch fitted oven and hob with extractor hood. Bosch fitted microwave. Fitted fridge freezer and dishwasher. Downlighters, window and part glazed door to rear.

Living Room: 20'11" 16'5"

Bathed in natural light with a wall of picture windows looking out over the water with French doors giving access onto a raised sun deck. Two radiators.

Master Bedroom: 12'2" x 11'10"

Dual aspect with window to front aspect and French doors to side leading out onto the deck, looking out over the water with views down to the main river. Radiator, built in double wardrobe.

En-Suite Shower Room

Double shower enclosure, low level w/c, vanity wash basin, heated towel rail, down lighters, shaver point.

Bedroom 2: 12'2" x 10'1"

Window to side, radiator, built in wardrobe.

Family Bathroom: 11'9" x 7'7"

Impressive four-piece suite with shower enclosure with sliding doors, panelled bath, vanity wash basin, heated towel radiator, extractor fan, window to side, built in cupboard, loft access.





Bedroom 3: 10'0" x 9'0"

Dual aspect with windows to side and rear, radiator, built in cupboard.

OUTSIDE

South west facing garden laid to lawn with raised sun deck looking out over the water and down to the River Bure. Private, recently replaced quay heading extends along two elevations, extending in total to approximately 150ft. The longest elevation extends to approximately 90ft x 14ft with power and water, providing secure, private moorings for several boats.

Owlswick also benefits from private parking for three cars.

ADDITIONAL INFORMATION

Tenure: Freehold

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

LPG central heating by radiators

Sealed unit double glazing

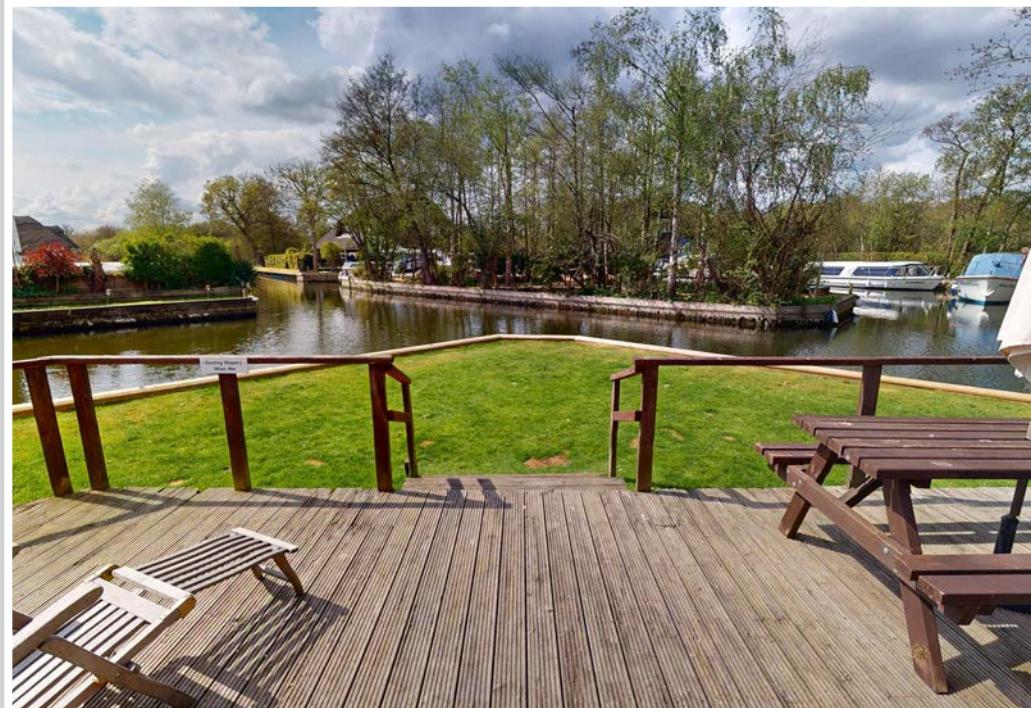
Access via a private roadway and bridge. Shared responsibility for maintenance.

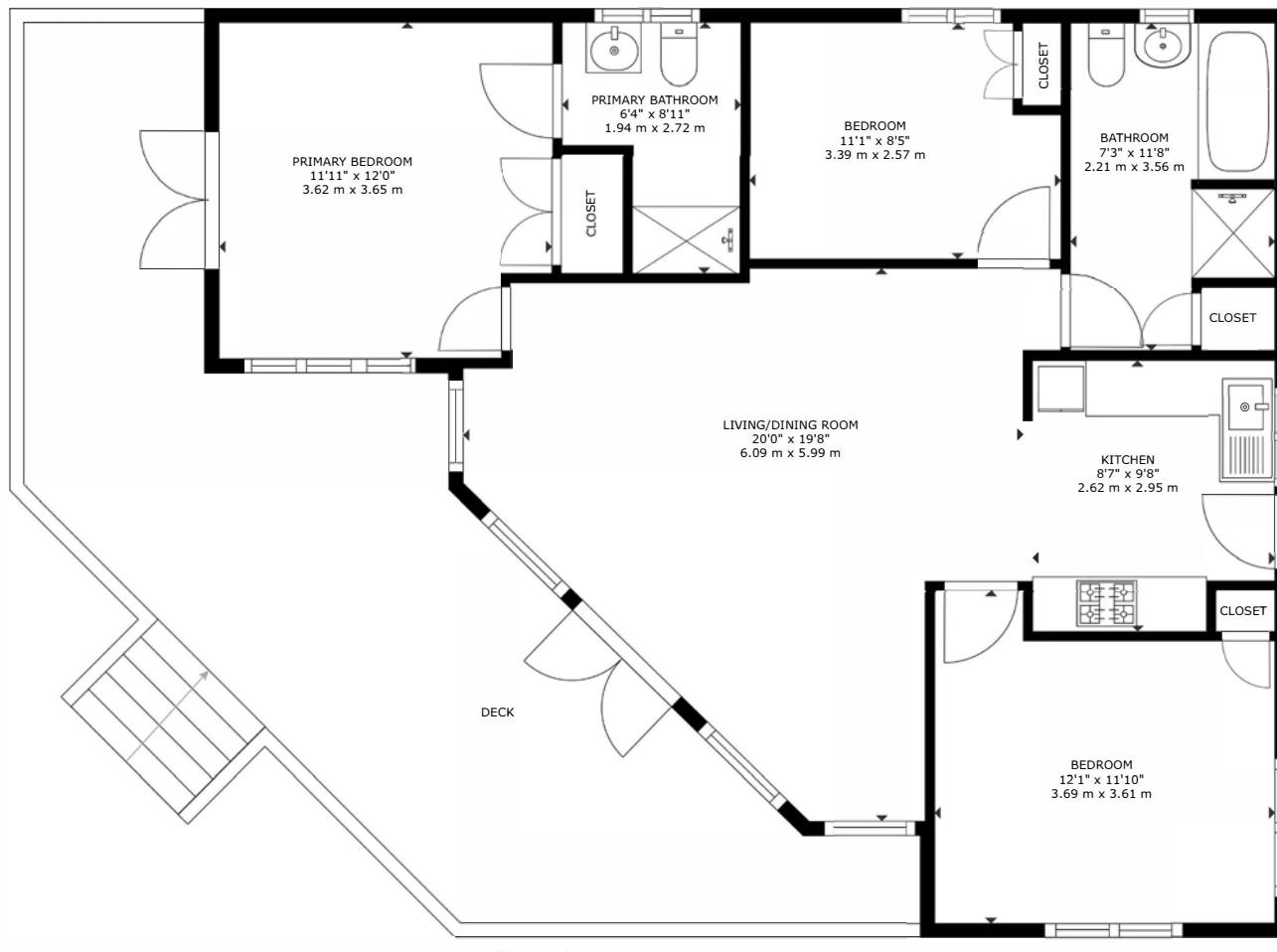
Whilst it is our intention that these sales particulars offer a fair and accurate account, they are provided for guidance purposes only and do not constitute part of any offer or contract.

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		81
(69-80) C		
(55-68) D		
(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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