



LOWER STREET, HORNING
£525,000 FREEHOLD

WATERSIDE
ESTATE AGENTS





LOWER STREET, HORNING, NORFOLK NR12 8PF

- An impressive waterside holiday let
- High Gross Income
- Comprehensive programme of renovations, excellent quality of finish
- Available as a complete package, fully furnished, with website and with bookings in place for 2026!
- Private Mooring and off road parking
- No onward chain
- Walking distance of the centre of Horning
- Stunning Southerly Westerly aspect
- 3 double bedrooms and 2 shower rooms

A meticulously renovated holiday home of remarkable quality, offering one striking 'wow' moment after another.

Enjoying a prime waterside setting within walking distance of a fine selection of pubs, cafes and restaurants, complemented by a private mooring and off road parking.

Over the past decade, the owners have undertaken an extensive programme of improvements, including a complete remodelling of the ground floor to create an impressive open plan living space featuring a new kitchen, a wood-burning stove and striking sliding doors that connect seamlessly to the outdoor kitchen.

The list of enhancements also includes the installation of a new glass balcony, replacement windows and doors throughout, two newly appointed shower rooms, renewed decking and quay heading.

Currently run as a highly successful, long established holiday let generating a gross income for the 2024/25 season in excess of £55,000. Available as a turnkey package, fully furnished with extras such as the hot tub, boat and website all available by separate negotiation.

An outstanding holiday home presented to the highest standard. Early viewing is strongly advised.



ACCOMMODATION

Open Plan Living Space: 21'5" x 17'7"

An impressive and inviting living area with a high gloss contemporary kitchen with built in oven, hob and microwave and dishwasher, large breakfast bar with additional seating, wood burner, dining area and extra large aluminium sliding doors leading directly out to the well appointed outdoor kitchen.

Shower Room

Shower cubicle, wash basin and w/c, down lighters, heated towel rail and illuminated mirror, partially tiled, extractor fan.



FIRST FLOOR

Landing

Master Bedroom: 13'8" x 8'11"

A generous principal bedroom with large sliding doors leading out onto a stunning balcony finished in glass and steel, enjoying a south westerly aspect looking out over the garden, private mooring and the water and river beyond.

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

Window to rear with views of the water.

Bedroom 3: 9'1" x 8'9"

Window to side.

Shower Room

Shower enclosure, contemporary wash basin, low level w/c, tiled floor, partially tiled walls, heated towel radiator, illuminated mirror, extractor fan, downlighters.





OUTSIDE

The front of the property offers two parking bays and an EV charging point.

Gated access leads to the rear garden which extends to over 100ft and faces south west, laid mainly to lawn with a number of features including a notable outdoor kitchen with gas barbecue and a sink set into a concrete worktop.

Two illuminated decked seating areas and private quay headed mooring extending to approximately 31ft, the perfect vantage point to fish from, launch a paddle board or kayak or to keep a Broads day boat.

ADDITIONAL INFORMATION

Term: Freehold

Occupancy: Can be used all year round but not as a permanent residence.

Can be purchased with contents, hot tub, website and day boat for an additional £25,000.

No onward chain.

Mains electricity, water and drainage.

Wall mounted electric heaters throughout.

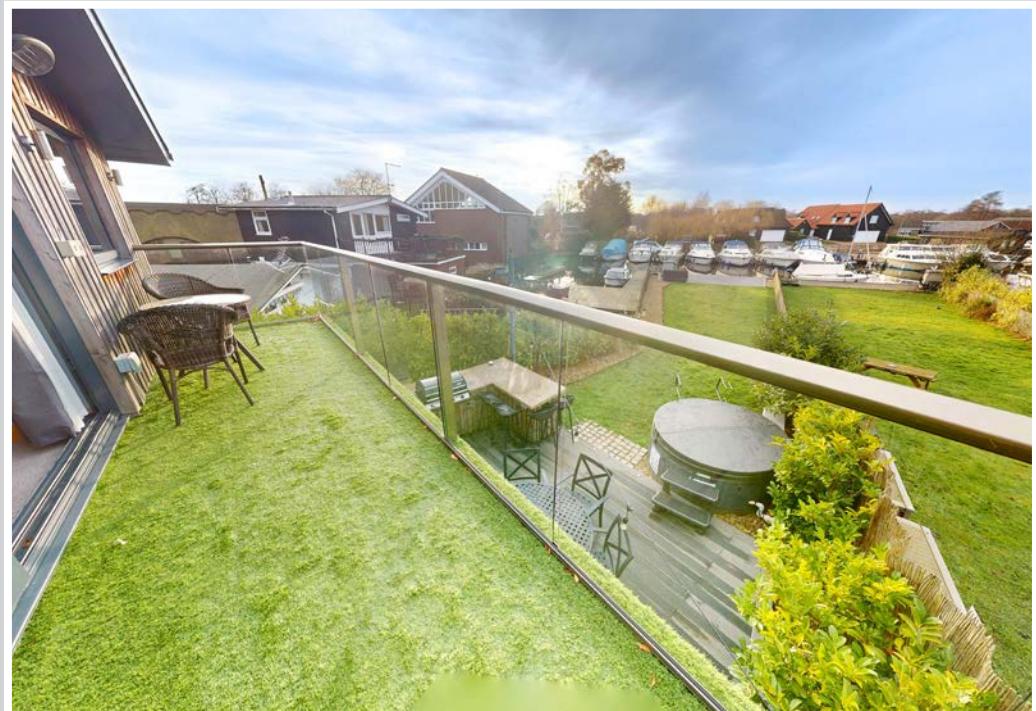
Solar panels.

EV charging point.

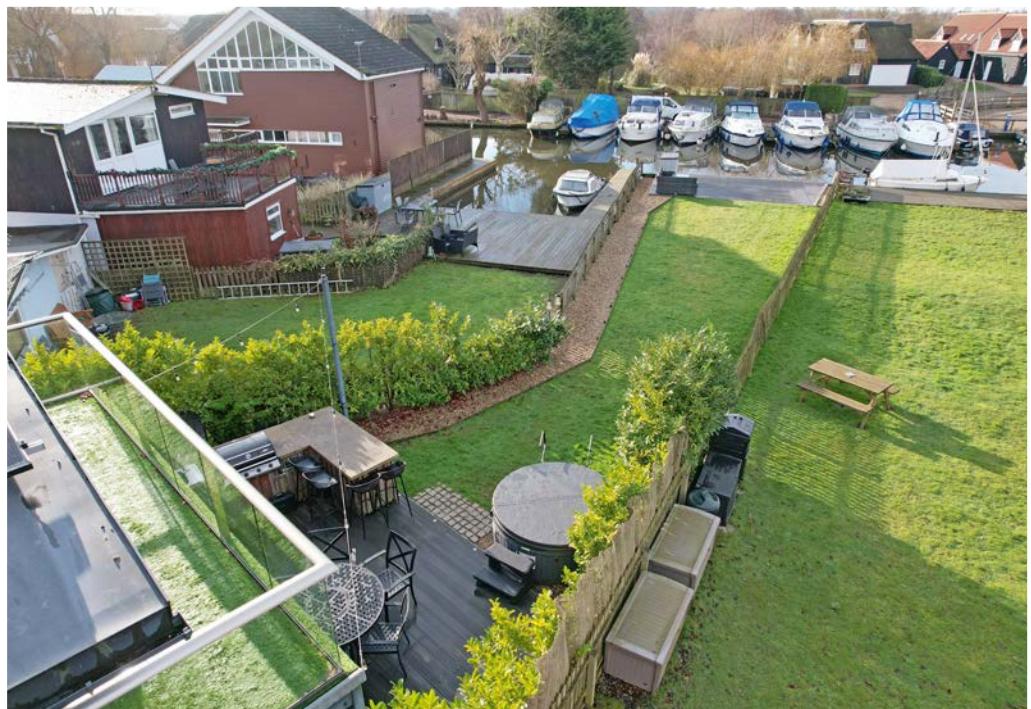
Whilst it is our intention that these sales particulars offer a fair and accurate account, they are provided for guidance purposes only and do not constitute part of any offer or contract.

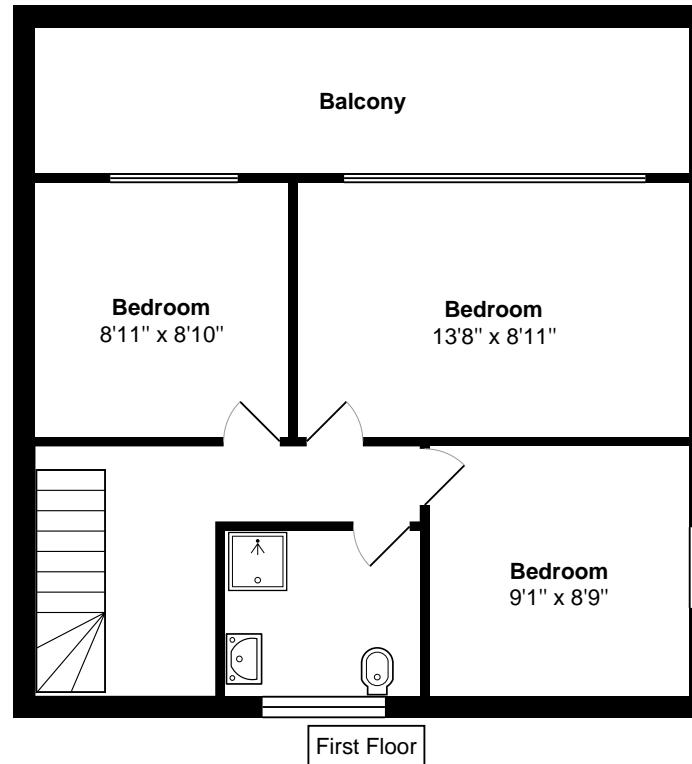
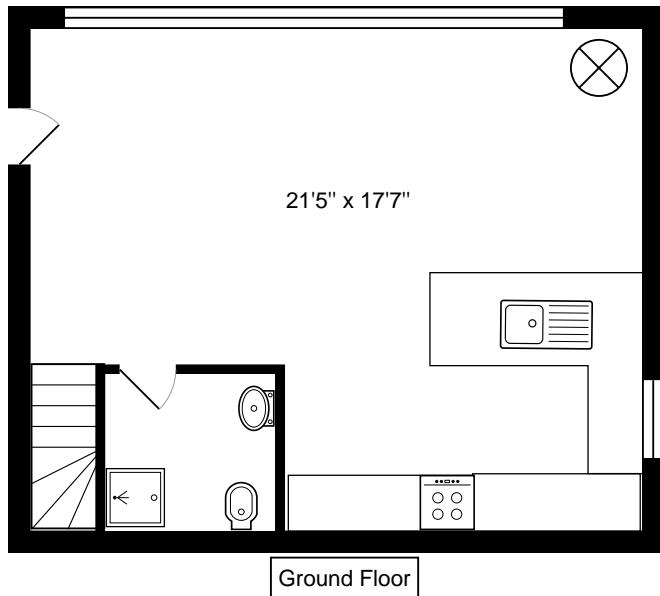
All measurements are approximate and we have not tested any equipment or services, and no warranty is given or implied that these are in working order.

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		88
(81-91)	B		
(69-80)	C		
(55-68)	D		64
(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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