

BITTERN ISLAND, HORNING
£480,000 FREEHOLD

WATERSIDE
ESTATE AGENTS













BITTERN ISLAND, HORNING, NORFOLK NR12 8PF

- A charming single storey riverside cottage
- New quay heading, multiple moorings
- Stunning main river location with breathtaking views
- Off road parking for two cars
- Completely unseen from the road
- Updated kitchen and upgraded insulation
- Established holiday let
- New electric heaters
- No onward chain

A charming single storey riverside cottage set on the banks of the River Bure with multiple moorings, private parking and a stunning riverside garden with breathtaking views.

Offering light and airy accommodation that was the subject to refurbishment works 3-4 years ago including a new kitchen and upgraded insulation.

The property benefits from extensive quay headed river frontage extending in total to approximately 175ft providing moorings for several boats. This was replaced in 2023/24.

There is also an additional mooring to the rear of the property measuring approximately 30ft x 13ft.

Occupying a peaceful and private location, completely unseen from the road, the property offers private parking for two cars with a long, raised walkway giving access from here to the property itself.

Full of character, this quirky riverside cottage has full residential status and has been run as a well established holiday let. Full contents are available by separate negotiation.









ACCOMMODATION

Open Plan Living Room: 23'8" x 13'4"

Incredibly light and airy living space with picture windows on three elevations, making the most of the impressive river views. Glazed double doors lead out onto a large sun deck which looks out over the lawned garden and out over the River Bure.

The updated kitchen offers a full range of wall and floor mounted units with sink unit and drainer, built in double oven, hob and extractor fan. Plumbing for dishwasher, an island unit and a fitted dresser. The dining area is set into a box bay window looking directly out over the water.

Feature fireplace, built in cupboard, electric heater, door to side.

Inner Hallway

Loft access and electric heater.

Master Bedroom: 11'8" x 11'7"

Window and part glazed door to rear with views out over the water. Folding door.

Bathroom

Contemporary white suite with panelled bath and built in shower, vanity wash basin, low level w/c, heated towel rail. Fully tiled walls, windows to side and rear. Heated towel rail, folding door.

Bedroom 2: 10'0" x 4'2"

Window to side with views out over the water. Folding door.

Bedroom 3: 7'9" x 6'7" max

Window to side, built in cupboard. Folding door.













OUTSIDE

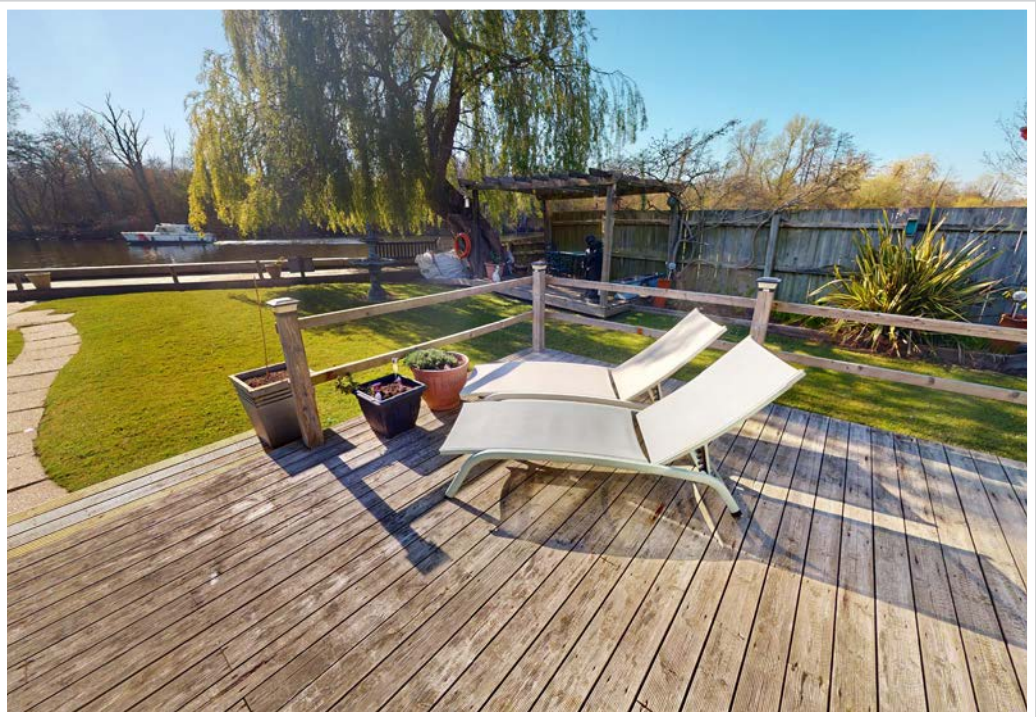
The property enjoys a picturesque main river setting with water on two sides and newly replaced quay heading extending to approximately 175ft, offering moorings for several boats.

An additional mooring sits behind the property and measures approximately 30ft x 13ft.

The riverside garden faces south east and is laid mainly to lawn with several seating areas, making the most of the beautiful outlook.

The property is located approximately 120 metres away from the allocated parking area with a raised timber boardwalk lining the two.

The property includes the right to use a private parking area just off the main road. This is big enough for two cars.



ADDITIONAL INFORMATION

Freehold property

Full residential status

Timber construction

Thatched roof (this needs replacing)

Services: Mains electricity, mains water, mains drains (pumped)

There is a shared responsibility for maintaining the raised boardwalk.



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.

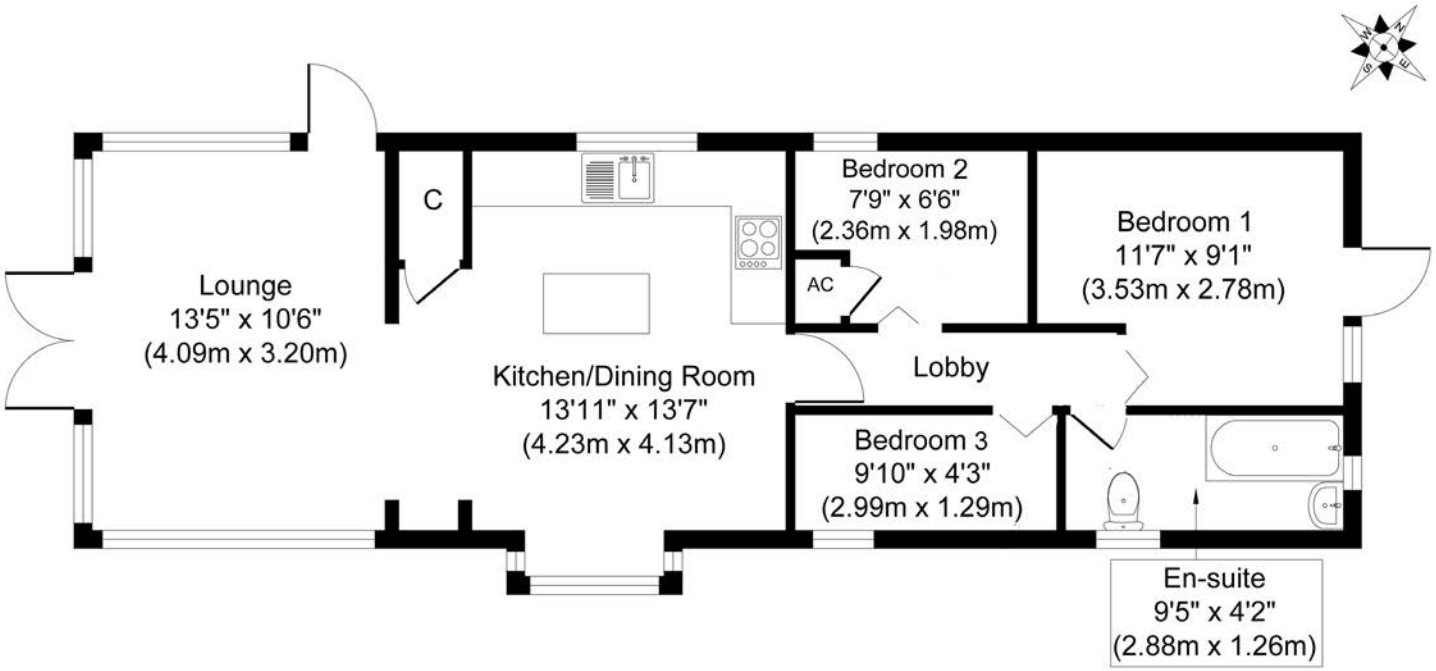
Prospective purchasers are advised to satisfy themselves by inspection or by further investigation via their solicitor or surveyor.



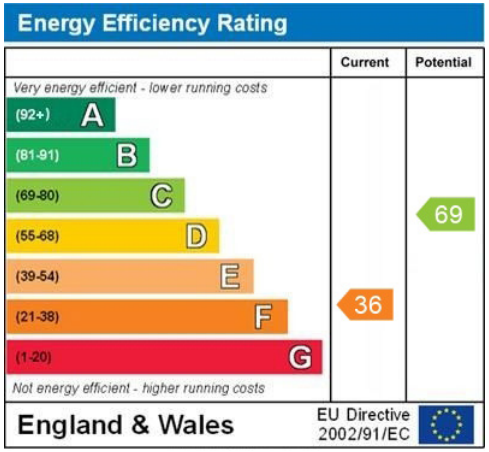








Approximate Floor Area
617 sq. ft
(57.35 sq. m)



PLAN NOT TO SCALE
FOR GUIDANCE PURPOSES ONLY



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