



THE STORY OF

Hideaway

Horning, Norfolk

SOWERBYS

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Hideaway

19b Crabbetts Marsh, Horning,
Norfolk, NR12 8JP

Unique Waterside Property

Immaculately Presented Throughout

Exclusive and Desirable Setting

Recently Restored Quay Heading

Double Glazed Throughout

Manicured Garden and Large Driveway

Detached Timber Outbuilding

Idyllic Setting

Direct Access to Water

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“...a valuable escape from a mad world.”

Nestled amongst a peaceful and exclusive setting of waterside properties, this brilliantly individual two bedroom home enjoys a wrap around plot and two large runs of immaculate and recently restored quay heading. Dating to the early 1900s, a wonderful personality runs throughout this home, telling stories of a happy retreat and fulfilling lifestyle.

Approached via an attractive woodchip drive meandering through woodland,

the generous plot provides ample private parking behind a five bar gate. The eclectic accommodation greets you with a central hallway separating the bedrooms from receptions. The principal reception enjoys double sliding doors ushering in reams of natural light and projecting one's eye across the manicured lawn toward the water's edge. Original pocket doors reveal the well appointed kitchen with attractive cabinetry alongside integrated appliances and ample room for a large fridge/freezer.

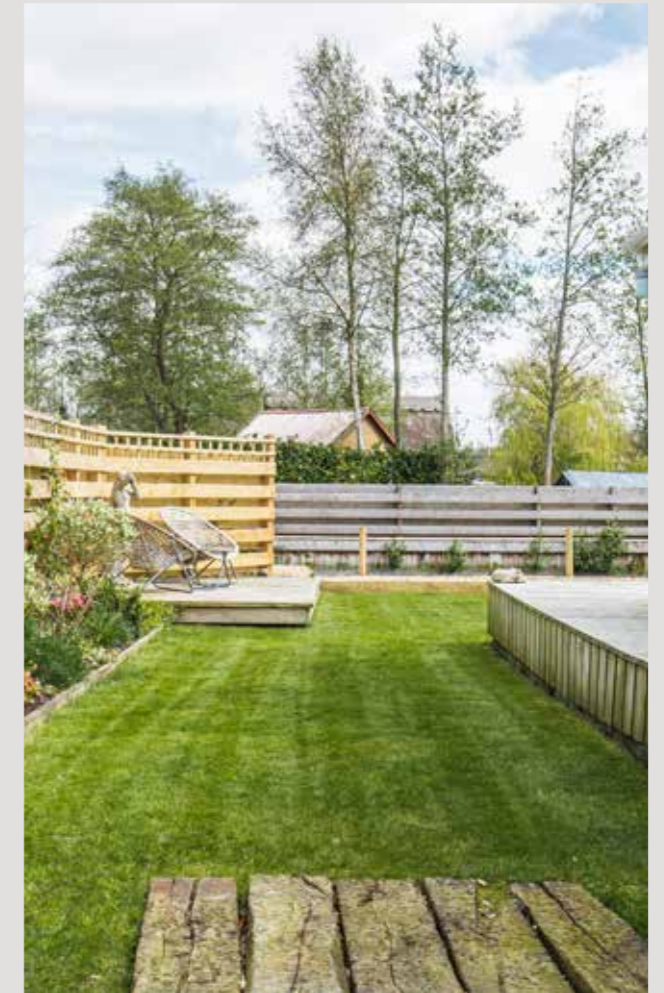


The excellent, double aspect principal bedroom benefits from built-in wardrobes and ample space for further large furnishings, whilst the second bedroom comfortably houses a double bed and provides excellent versatility to the accommodation. Both are well served by the luxurious family bathroom with separate bath and walk-in shower, trimmed with high-end sanitary ware.

“...a wonderful personality runs throughout this home.”

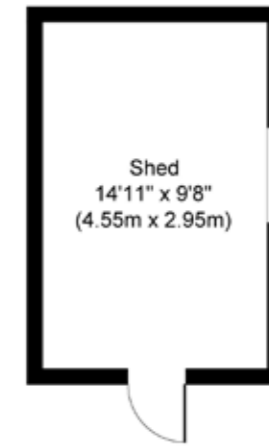


Amongst the finest features of this home is the plot in which it sits. Lovingly tended and immaculately presented, a variety of interesting pockets and seating areas have been created, each of which enjoying sunshine at different points of the day and making for delightful areas to decompress and enjoy the idyllic surroundings. The garden is tied together by the manicured lawn and enveloped by two large runs of pristine quay heading with multiple moorings.



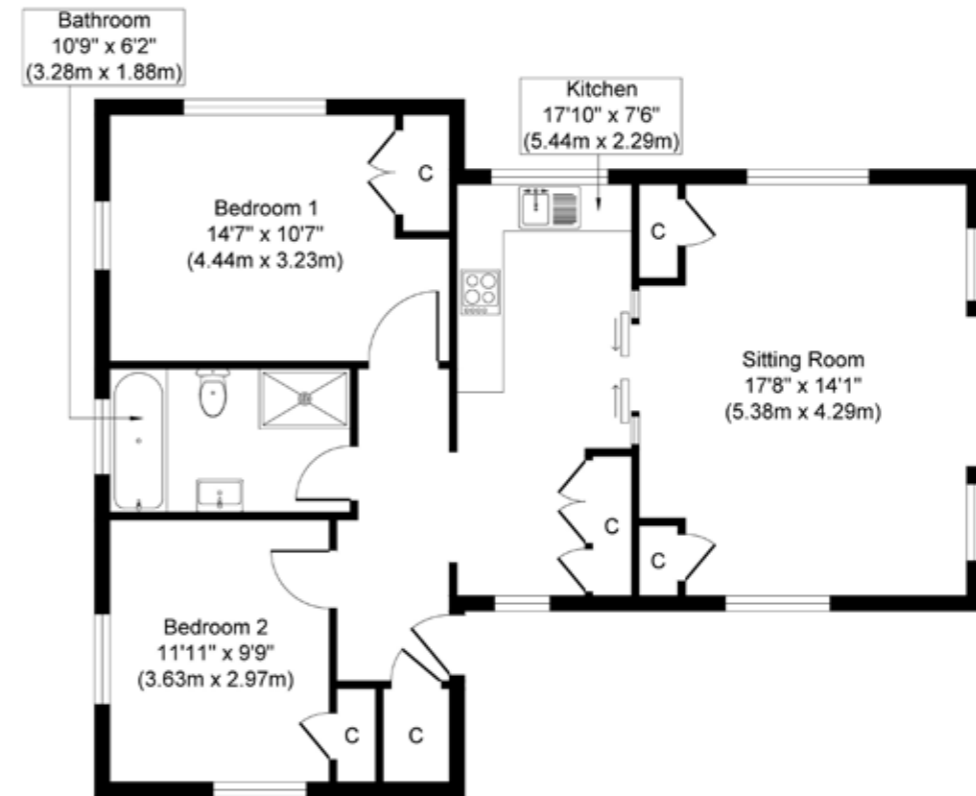


“The broads are literally at the bottom of the garden. Access to water is so beneficial to wellbeing and having it so accessible is priceless.”



Shed
14'11" x 9'8"
(4.55m x 2.95m)

Outbuilding
Approximate Floor Area
144 sq. ft
(17.74 sq. m)



Approximate Floor Area
803 sq. ft
(46.73 sq. m)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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ALL THE REASONS

Horning

IN NORFOLK
IS THE PLACE TO CALL HOME



On the road between Wroxham and Ludham, the popular riverside village of Horning has a range

of local amenities including shops, a first school, a number of riverside public house/ restaurants and numerous boat yard facilities. The Ferry Inn serves food all day and offers a fantastic outdoor space and plenty of mooring. Situated a short commute away from Norwich with its many amenities, the broads are renowned for their boating culture.

Standing on the river Bure, Wroxham is just four miles by road, and shares its many attractions with the neighbouring Hoveton St John. Whether on the water or congregating in the busy pubs and restaurants on offer, there is something that will capture the heart of everyone. If you choose to hire a boat, you can travel at a leisurely pace along the broads and moor up at one of the local pubs.

If you would rather stay on dry land, you can wander through the riverside park and feed the ducks, enjoy afternoon tea at one of the quaint tea rooms or simply sit and watch the boats go by in a sunshine filled pub garden.

The Bure Valley railway, which started in 1900, begins its journey in the centre of Wroxham. Both a steam and diesel train run the 18 mile round trip, taking you on a tour of pretty Norfolk villages and ending in Aylsham.

A fun family day out can be had at Wroxham Barns where crafts activities and a Junior Zoo are two of the many activities to enjoy, finishing off with a piece of homemade cake or perhaps a Norfolk brewed cider. For sailing enthusiasts, the Norfolk Broads Yacht Club is situated close by, offering a large club house, ample mooring and many organised events for both members and guests.

A gem in the Norfolk countryside, Horning offers a delightful retreat from the stresses of modern life.



Note from Sowerbys



“The garden provides so many different viewpoints and areas to sit back and soak it all in. Whether you want sunshine or shade you’ll find just the right spot!”

SOWERBYS



SERVICES CONNECTED

Mains electricity, water and drainage. LPG fired central heating.

COUNCIL TAX

Band D.

ENERGY EFFICIENCY RATING

E. Ref:- 0257-2883-7055-9098-5945

To retrieve the Energy Performance Certificate for this property please visit <https://find-energy-certificate.digital.communities.gov.uk/find-a-certificate/search-by-reference-number> and enter in the reference number above.

Alternatively, the full certificate can be obtained through Sowerbys.

TENURE

Freehold.

LOCATION

What3words: ///crucially.moons.soulful

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