



Introducing
Ropes Hill
Horning

SOWERBYS

Welcome to your dream family residence, an exquisite five-bedroom detached gem nestled in a tranquil private road, offering direct access to the beautiful River Bure and the enchanting Norfolk Broads beyond. This fully renovated statement of modern living is poised to enjoy the active family lifestyle the broads have to offer, where tranquillity meets luxury living. A rare chance to rent such an exceptional home in a truly special location.

One of the standout features of this remarkable home is the versatile living space it offers. The heart of the home is a spacious open-plan kitchen and living/dining area. Here, you will find an impressive array of modern features, including sleek and ample units, a substantial central island with a breakfast bar, soft-close drawers, and cupboards throughout. The kitchen is fully equipped with an integral dishwasher, double oven, hob and extractor.

This brilliant family space is thoughtfully designed with a large wall mount and internet connection for a flatscreen television. Adjacent to this space, you will discover a separate living room, an additional multi-functional reception room, a utility room, and a bathroom complete with enclosed shower. Additionally, there is a downstairs bedroom, perfectly suited for a home office or guest room.

HORNING

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.

COUNCIL TAX

Band G.

ENERGY EFFICIENCY RATING

C. The reference number or full certificate can be obtained from Sowerbys upon request.

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.

AGENT'S NOTES

- Landlord will continue to use gardener for 3 hours bi-weekly during the growing season to attend to basic gardening. This is separate to this agreement and does not form any part of the tenancy. Tenants are still responsible for the upkeep of the garden.

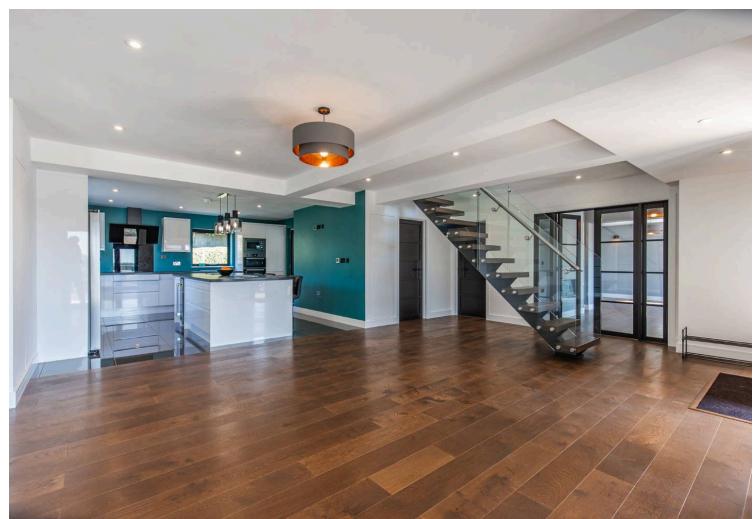
- Tenants are to provide solar meter readings every three months upon request. Solar panels have no material benefit to tenants and feed directly into the grid.

- Small pets considered on case-by-case basis.

- Landlord currently pays for Starlink internet (£75pm) and this will need to be negotiated as part of the Tenancy/rent.

LOCATION

What3words: ///scrambles.launcher.decimal



SOWERBYS

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organising and participating in events throughout 2025,
along with making a donation for every home we sell.



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