



Herondelle  
5 Bureside Estate | Crabbetts Marsh | Horning | Norfolk | NR12 8JP

**FINE & COUNTRY**

# THE BEAUTY OF THE BROADS



“Imagine sitting out on your deck watching a kingfisher dart over the river, seeing a heron land on your lawn, or otters playing in the water. How about heading out to sail straight from your boathouse or river frontage, from one of the most desirable addresses on the Norfolk Broads?

This impressive Horning home offers all this and more, having been rebuilt and renovated by the owners to create a fine home in a glorious position, with private parking, a secluded garden and a wraparound deck.”



# KEY FEATURES

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- A Wonderful Single Storey Waterside Home on the River Bure on the Norfolk Broads
- With a 60ft Quay Headed Mooring, a Boathouse and Wrap Around Deck
- Three Bedrooms; Two Bathrooms
- Open Plan Living Room, Dining Room and Kitchen
- Guest Accommodation with a Kitchenette, Bedroom and Shower Room
- Gated Access to the Rear with a Summer House and Ample Parking
- The Accommodation extends to 1,513sq.ft
- Energy Rating: E

Horning sits in the heart of the Norfolk Broads and is a popular spot with holidaymakers, but it also has a thriving year-round community with everything you need. Close to Norwich and to the coast, it sits on a lovely stretch of the River Bure, and this house gives you direct access, with a really good stretch of quay-headed frontage and a generous boathouse.

## An Irresistible Draw

The owners first came to the area to visit a friend who had a property in Horning. They moored their boat at their friends and found themselves visiting regularly, so when this property became available, the couple jumped at the chance to have a holiday home and mooring by the water. They found themselves visiting more frequently over the years and eventually decided to sell up altogether down south and make this their permanent residence. It's not all been plain sailing – when they first came here, the house was little more than a one-bedroom lodge. They have extended significantly, creating a wonderful home in the process that makes the most of the breathtaking setting and includes a large boathouse, extensive river frontage and stunning views across the marshes.

## Secure And Secluded

You reach the property down a long private drive shared between the homes here, so there's no passing traffic on the road, just boats going by on the water. It's very secure and very private. Once you arrive, you'll see there's plenty of parking and a slipway (currently unused) behind the garage. A deck wraps around the property, providing plenty of sunny and sheltered outside space for dining or taking in the views, then there are steps down to the lawn, beyond which is the river.





# KEY FEATURES

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Sitting out here you'll see herons coming by to feed, ducks passing by with their ducklings in tow, swans and geese galore, otters, hawks and more, with both water birds and those on the marshes putting in an appearance. The garden faces south, so it gets plenty of sun. The boathouse is a good size and you have mooring along the quay heading too, so whether it's sailing, rowing, a fishing boat or even a kayak, you have plenty of room to indulge.

## A Sociable Feel

The central part of the property is an open plan living room, dining room and kitchen, with a triple aspect framing the views, and doors to the south, east and west. Behind this you have three bedrooms, two of which share the family bathroom. The principal bedroom has a lovely luxurious feel, with a private bathroom, walk-in wardrobe and double doors to the outside space. Behind the boatshed is a lovely bonus – an additional guest bedroom or study complete with kitchenette and shower room. This versatile space could also be used for hobbies.

## Easy Access

One of the things the owners have really enjoyed about life here is that although when you're in the property you feel a world away from everything, you're surprisingly well connected and there's a lot going on in the area. Horning itself has a year-round community, with a village hall, primary school, playground and a couple of pubs. You're also round the corner from Wroxham, often called the Capital of the Broads. Here you have the famous Roys store, with a supermarket, department store, DIY, toy shop and garden centre, as well as a wider choice of places to eat and a high school. Wroxham also has a train station for easy access to Norwich. The city is only around a 20-minute drive from Horning, with the coast around 25 minutes away, so you can explore it all with ease.























# INFORMATION



## On The Doorstep

The property has easy access to Wroxham, which is the centre of the Norfolk Broads and is known as a National Park. From the property you can explore the wealth of broads and backwaters at one's leisure. Wroxham boasts the Roys of Wroxham department store, individual boutiques, a range of eateries, a post office, a supermarket and tourist attractions. The Norfolk coast is an area of outstanding natural beauty and is close at hand with a number of golf courses and other leisure facilities close by.

## How Far Is It To?

From Horning you have easy access to the city of Norwich which is just under 11 miles to the south west with its large array of cultural and leisure facilities, including Chantry Place shopping centre, bars, restaurants, theatres and cinemas. There are a number of good schools in both the state and private sectors as well as the University of East Anglia. Norwich has a main line station to London Liverpool Street with a fastest journey time of 1 hour 30 mins, also providing commuter trains to Cambridge. There is an international airport to the north side of the city and access to most major trunk roads. From the A11 Newmarket Road, Cambridge lies approximately 60 miles to the south-west and Newmarket 47 miles.

## Directions

Leave Norwich on the A1151, once over Wroxham Bridge continue straight on to the 2 mini roundabouts. Turn right towards Horning, Ludham and Potter Heigham. Continue to Horning (about 2 miles) and then turn right into South Quays Lane and then right again and follow the road down to Crabbetts Marsh whereby the property will be displaying a Fine & Country For Sale Board.

## Services, District Council and Tenure

HEATING, WATER AND DRAINAGE TBA

Broadband Available - VENDOR USES ??

Mobile Phone Reception - varies depending on network provider

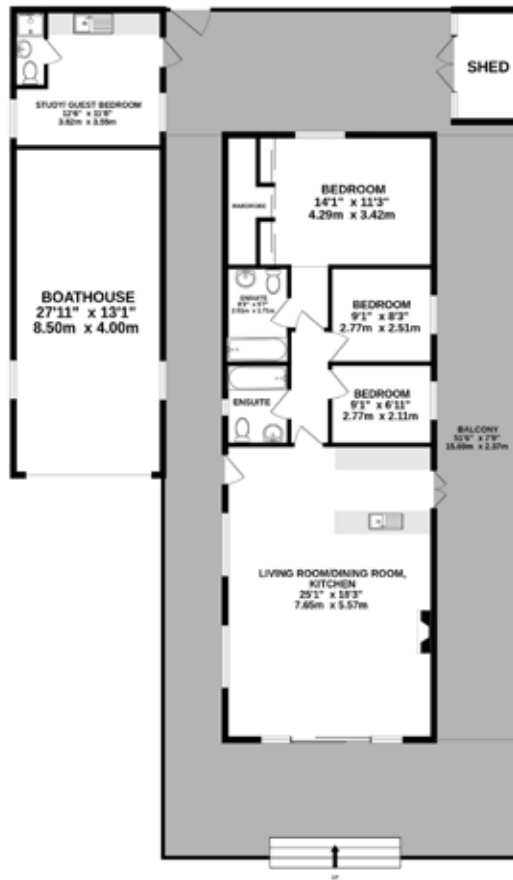
Please see [www.checker.ofcom.org.uk](http://www.checker.ofcom.org.uk) - for Broadband/Mobile availability

North Norfolk District Council - Council Tax Band C

Freehold



GROUND FLOOR  
1513 sq.ft. (140.6 sq.m.) approx.



TOTAL FLOOR AREA: 1513 sq.ft. (140.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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. 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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Energy Efficiency Rating		Current	Potential
(94-100)	A		
(81-93)	B		85
(69-80)	C		
(55-68)	D		
(39-54)	E	44	
(21-38)	F		
(1-20)	G		
Very energy efficient - lower running costs			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
www.epc.co.uk			

Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure.



# FINE & COUNTRY

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