



Tree House
38 Ropes Hill Dyke | Horning | Norfolk | NR12 8JS

RIVERSIDE RETREAT



“Enjoy stunning river views, otters and kingfishers passing by, head out on the water, paddleboard or fish from your own front deck.

This superb waterside home sits in a secluded position down a private road, so it's refreshingly peaceful.

It's on the outskirts of one of Broadland's most desirable villages, Horning, with a friendly and welcoming community on the doorstep, so it's well suited to year-round occupation, as well as being a perfect weekend bolthole.”



KEY FEATURES

- A Spectacular Modern Waterside Home with an Integral Boat House in the Village of Horning
- Three Bedrooms and Three Shower Rooms
- Potential for a Fourth Bedroom
- First Floor Sitting Room with Elevated Views over the River and a Wrap Around Balcony with Glass Balustrading
- First Floor Kitchen/Breakfast Room with Double Doors to a Further Balcony with Glass Balustrading
- Separate Ground Floor Utility & Store Room
- Games Room with Sitting Area/Reception Hall
- Integral Boat House and Sun Deck
- Low Maintenance Garden and Plenty of Parking
- The Accommodation extends to 2,380sq.ft
- Energy Rating: E

A spectacular modern waterside home, this is a property that stands out from the crowd. With an integrated boathouse, it's ideal for anyone who loves to spend time on the water, and the house itself is sure to impress, having been recently upgraded by the current owners. It's incredibly versatile and highly desirable.

Quality Throughout

The property was built in 2005 by the well-respected local family firm, Wroxham Builders. The current owners had been visiting the Norfolk Broads for around 40 years and on retirement decided to get their own place here, so they could visit much more frequently and spend as much time as possible in the area. When they came across this, they knew it was the one for them, in a lovely quiet position in the heart of the Broads, part of the popular village of Horning. They have carried out a number of upgrades during their years here, including replacing the windows and bifold doors, fitting programmable electric radiators, replacing the quay heading at the front and within the boathouse, resurfacing the driveway, and upgrading both balconies with frameless glass balustrades, so nothing gets in the way of the views on either side.

Home Or Holiday

The owners have very much enjoyed their time here, both on their own and with family. When not staying here themselves, they have rented the property out as a holiday cottage with great success. It's proved popular throughout the year, with family gatherings, Christmas celebrations and more taking place, both for the owners and with those renting the home.





KEY FEATURES

On the ground floor, in addition to the boathouse, you have a large and practical utility, storage rooms, a shower room and a fabulous games room open to the reception hall. This offers family fun when the weather isn't ideal and has proved to be a big hit! Originally there was a fourth bedroom here and it would be very easy to pop a stud wall up and reinstate this if desired. Upstairs you'll find three further bedrooms, two with an en-suite and one with a cloakroom. There's a large kitchen at one end of the property, double doors opening onto a balcony looking out over the trees and dyke. You have room in the kitchen for a dining table, so it's a nice sociable space. At the other end of the house is the main sitting room, which also has room for a dining table, so you can choose what works best for your lifestyle. In the sitting room, bifold doors open onto the balcony, so you can bring the outside in or spill out to make the most of the view.

Never A Dull Moment

The owners have laid gravel around the garden, so it's very easy to maintain and you can add colour with cheerful pots. You get both morning and afternoon sun outside the house, so you can follow the sun around all day in summer and bask in the warmth. With your own boathouse, you can go straight out on the water as often as you please, but there's a lot more to life at this location and you might be surprised how much there is to do. Horning is known as one of the best villages in the Broads. It has a village hall, primary school, church, shop, restaurant, pub and café among other amenities. You can walk into the village from here, take your children or grandchildren to Bewilderwood (just down the road), head out to Wroxham Barns or pay a visit to Roys of Wroxham. The owners love to catch a show at Cromer Pier or visit Sheringham for the annual 1940s weekend. You're spoilt for choice!



A house is made of Bricks and Plaster
A home is filled with Love and Dreams



























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 onto Ropes Hill Dyke and the property will be found on the left hand side clearly displaying a Fine & Country For Sale Board.

Services, District Council and Tenure

Electric Oil Filled Radiators, Mains Water, Mains Drainage
ADSL Broadband Available - vendor uses BT
Mobile Phone Reception - varies depending on network provider
Please see www.checker.ofcom.org.uk - for Broadband/Mobile availability
North Norfolk District Council - Business Rates
Freehold

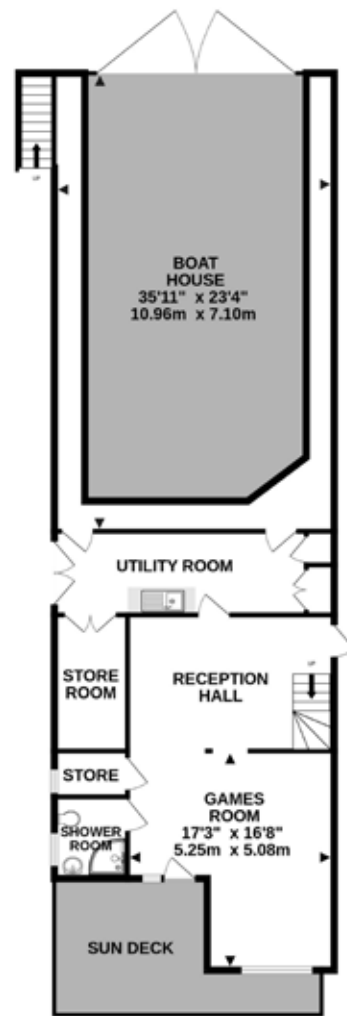
Agents Note

Shared access road with other neighbouring properties.

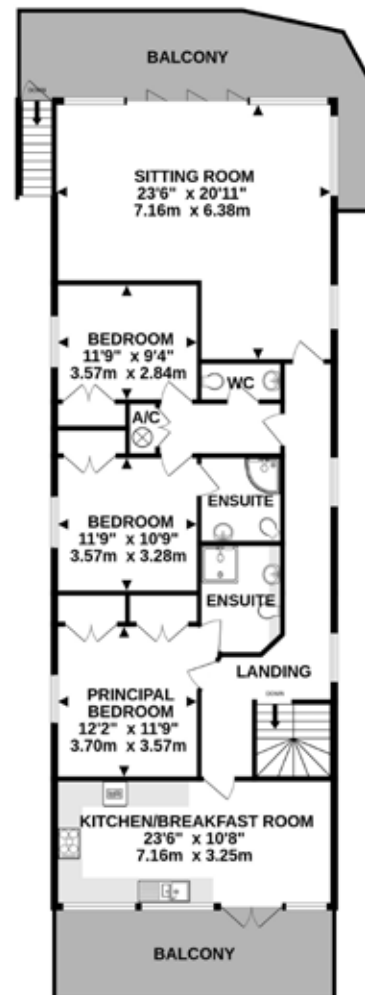
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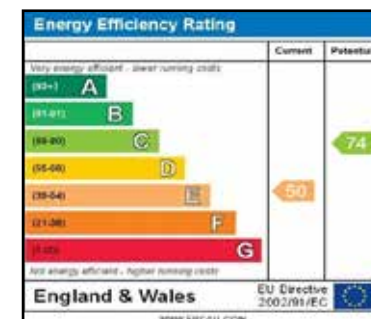
GROUND FLOOR
930 sq.ft. (86.4 sq.m.) approx.



1ST FLOOR
1449 sq.ft. (134.6 sq.m.) approx.

TOTAL FLOOR AREA : 2380 sq.ft. (221.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, all measurements are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only. www.norfolkpropertyphotos.co.uk
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