

Fields Boatyard, Plot 3 Thorpe Island | | Norwich

£175,000

****A TRULY UNIQUE RIVERSIDE RETREAT ON THE RIVER YARE****

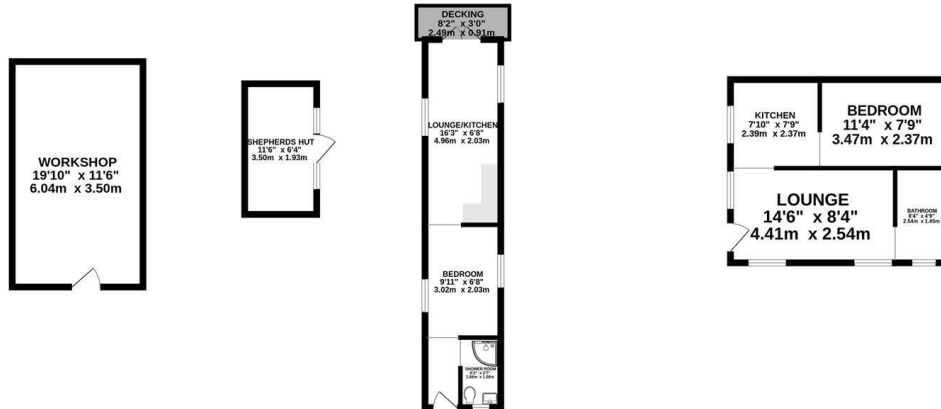
Nestled on the serene banks of the River Yare, this rare and captivating freehold mooring plot offers an unrivaled opportunity to embrace a lifestyle of tranquility and natural beauty. Situated along the sought-after Yarmouth Road, the property boasts breathtaking, uninterrupted river views that provide the perfect backdrop for peaceful living. At its heart, a charming 40ft x 7ft houseboat awaits, offering a distinctive and comfortable space to retreat to, alongside a delightful shepherd's hut, perfect for guests or quiet retreats, a large workshop/woodstore, a years supply of wood and a composting toilet.

For those seeking even more versatility, a spacious wooden chalet is fully equipped with electricity, water, and a bathroom, providing a cozy yet practical sanctuary. The expansive lawned garden is an entertainer's dream, featuring a charming wooden gazebo with ample seating, creating the ideal setting for al fresco dining and riverside gatherings. With additional mooring across the river, this property offers the perfect balance of luxury, relaxation, and adventure.

Fully serviced with electricity and water, and complemented by a boat to gain access from the River Green, this is an exceptional and rare opportunity to own a slice of riverside paradise. Whether you are looking for a peaceful sanctuary or a place to entertain family and friends, this property has it all.



GROUND FLOOR
825 sq.ft. (76.7 sq.m.) approx.



TOTAL FLOOR AREA : 825 sq.ft. (76.7 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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Location


Thorpe St Andrew is a highly sought after suburb offering amenities to include schooling for all ages, popular local pubs and restaurants by the iconic River Green, shops and supermarkets. There is ease of access to the centre of Norwich, Broadland Business Park, A47 southern bypass, NDR and the Norfolk Broads.

Agents Note

Please note we have been made aware that you cannot live there for more than 28 days a year currently. This is under review to be extended slightly.



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Local Authority

Tenure

Freehold

Please note that we have not tested any apparatus, equipment, fixtures, fittings or services and as so cannot verify that they are in working order or fit for their purpose. Gilson Bailey cannot guarantee the accuracy of the information provided. This is provided as a guide to the property and an inspection of the property is recommended.

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