



RIVERSIDE, REPPS WITH BASTWICK  
£375,000 LEASEHOLD

**WATERSIDE**  
ESTATE AGENTS









weet





## RIVERSIDE, REPPS WITH BASTWICK, NORFOLK NR29 5JY

- Well presented two storey riverside property
- Stunning panoramic views out over the River Thurne
- 70ft river frontage with a detached boathouse
- 3 bedrooms, 2 spacious doubles and 1 twin
- 24ft long dual aspect living room
- Large 4 piece bathroom
- Successful and well established holiday let, available fully furnished by negotiation
- No onward chain
- Less than 200 metres away from private parking (subject to separate arrangement)

An incredibly rare opportunity to acquire a two storey riverside property set on the banks of the River Thurne with approximately 70ft of private river frontage and a 26ft long boathouse.

Currently run as a successful, well established holiday let, this impressive waterside property offers generous accommodation that consists of an entrance hall, four-piece bathroom, 24ft long dual aspect living room with panoramic river views, fully fitted kitchen with built in appliances and far reaching views out over open fields, spacious triple aspect ground floor bedroom with stunning views front and back, first floor landing, master bedroom with box bay windows offering breathtaking views and a third bedroom currently used as a twin room also offering a beautiful outlook.

Other features include a raised verandah running along the front of the property providing the perfect vantage point to enjoy the ever changing view.

UPVC sealed unit double glazing, LPG central heating with radiator, no onward chain, contents available by separate negotiation, and offering a sought after location less than 100 metres from the staithe at Repps, with parking available on road as well as the option to pay for private parking 200 metres away.

Mooring and fishing are possible across the 70ft long river frontage with the detached boathouse offering secure undercover mooring for a small cruiser or dayboat.

### ACCOMMODATION

#### Entrance Hall

UPVC part glazed door and window to side. Wall mounted central heating boiler, radiator, part panelled walls.







**Bathroom: 8'1" x 7'5"**

Panelled bath, large walk-in shower enclosure, w/c, vanity wash basin, partially tiled walls, window to rear, radiator, extractor fan.

**Living Room: 24'8" x 10'2" (12'2" max)**

Dual aspect with panoramic river views. Fully glazed door leading out onto the verandah and French doors to side. Two radiators, staircase to first floor, wall lights.

**Kitchen: 11'10" x 6'0"**

Full range of units with sink unit and drainer, built in oven, hob and dishwasher, partially tiled walls, windows to rear with far reaching views over open farmland.

**Bedroom 1: 17'4" x 7'8"**

Triple aspect, looking out over both the river and open fields. Coved ceiling, radiator.

**FIRST FLOOR**

**Landing**

Velux window to rear.

**Bedroom 2: 15'1" x 15'1" (11'9" min)**

Dual aspect with box bay window to front aspect with breathtaking river views. Access to eaves storage, radiator, split level.

**Bedroom 3: 8'8" x 7'7"**

Dual aspect and Velux window to rear, river and field views, radiator.







## OUTSIDE

Gated access, laid mainly to lawn with private quay headed river frontage extending to approximately 70ft. The perfect spot to moor a boat, fish, launch kayaks/paddle boards or to simply sit and enjoy life on the river.

## WET BOATHOUSE

External dimensions approximately 26ft x 14ft with power and light connected.

## ADDITIONAL INFORMATION

Leasehold: current lease runs until 2085

Ground rent £5 per annum

Service charge TBC

Access by footpath and river only but only 100 metres away from Repps staithe and only 200 metres away from a privately owned car park - subject to separate arrangement.

Drainage via private septic tank.

Whilst it is our intention that these sales particulars offer a fair and accurate account, they are provided for guidance purposes only and do not constitute part of any offer or contract.

All measurements are approximate and we have not tested any equipment or services, and no warranty is given or implied that these are in working order.

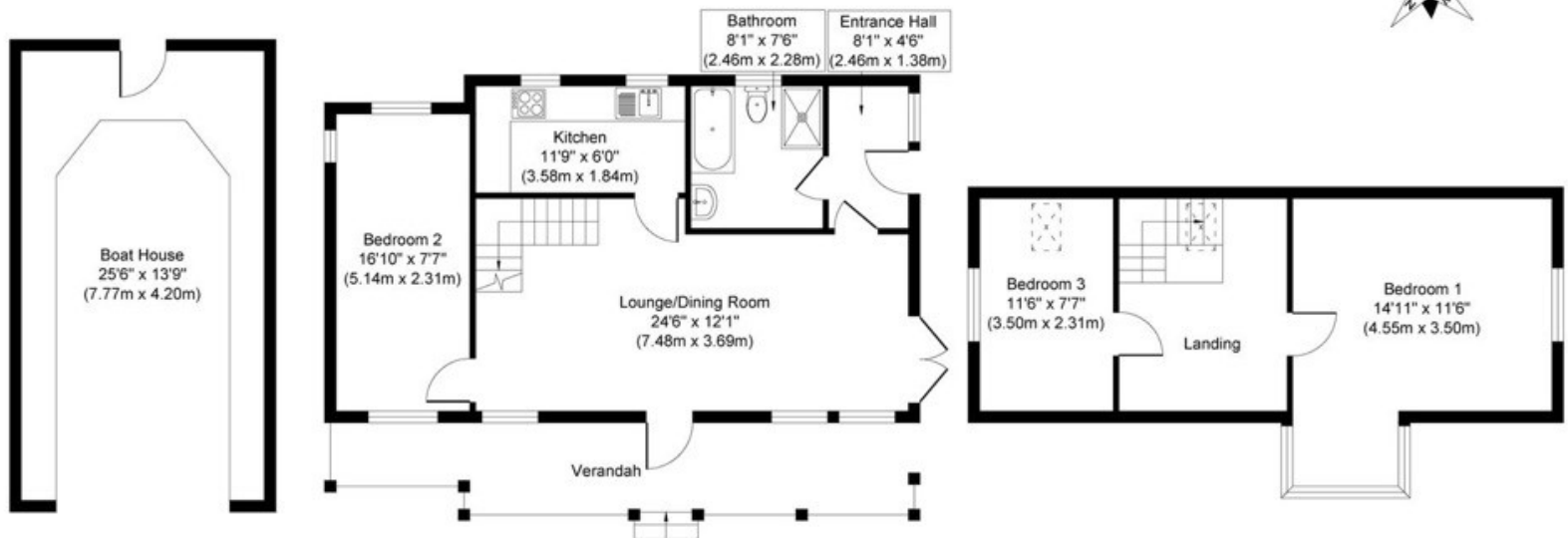
Prospective purchasers are advised to satisfy themselves by inspection or by further investigation via their solicitor or surveyor.











**Boat House**

**Ground Floor**  
 Approximate Floor Area  
 586 sq. ft  
 (54.42 sq. m)

**First Floor**  
 Approximate Floor Area  
 417 sq. ft  
 (38.77 sq. m)

PLAN NOT TO SCALE  
 FOR GUIDANCE PURPOSES ONLY

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC	





WATERSIDE ESTATE AGENTS  
Broads Haven, Potter Heigham, Norfolk NR29 5JD

Tel: 01692 670400  
Email: [sales@watersideestateagents.com](mailto:sales@watersideestateagents.com)  
[www.watersideestateagents.com](http://www.watersideestateagents.com)