



RIVERSIDE, REPPS WITH BASTWICK  
£295,000 LEASEHOLD

**WATERSIDE**  
ESTATE AGENTS











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

- A 1930s cedar clad riverside cabin sympathetically renovated and extended
- A stylish and successful holiday let available as a turnkey package
- 60ft river frontage with a 32ft mooring dock
- Panoramic river views
- 200 metres from a private car park (by separate arrangement)
- 2 bedrooms, 2 reception rooms and a large 4 piece bathroom

Extended, remodelled and restyled by the current owners, this impressive waterside cabin sits on the banks of the River Thurne at the heart of the Norfolk Broads National Park.

The stylish, yet simple interior has been carefully designed to make the best use of space and light with large picture windows and skylights ensuring that natural light floods in, complimented by the neutral colour palette throughout.

Currently run as a successful, well established holiday let, the property has received glowing reviews in the national media including Lonely Planet, The Guardian and The Telegraph, to name but a few.

The property is available as a fully furnished turnkey package.

Features include LPG central heating by radiators, new sealed unit double glazed aluminium windows throughout, an array of solar panels, a large contemporary bathroom with both a bath and a large walk-in shower and private river frontage extending to approximately 60ft with a 32ft long mooring dock and picturesque, far reaching views out over the River Thurne.

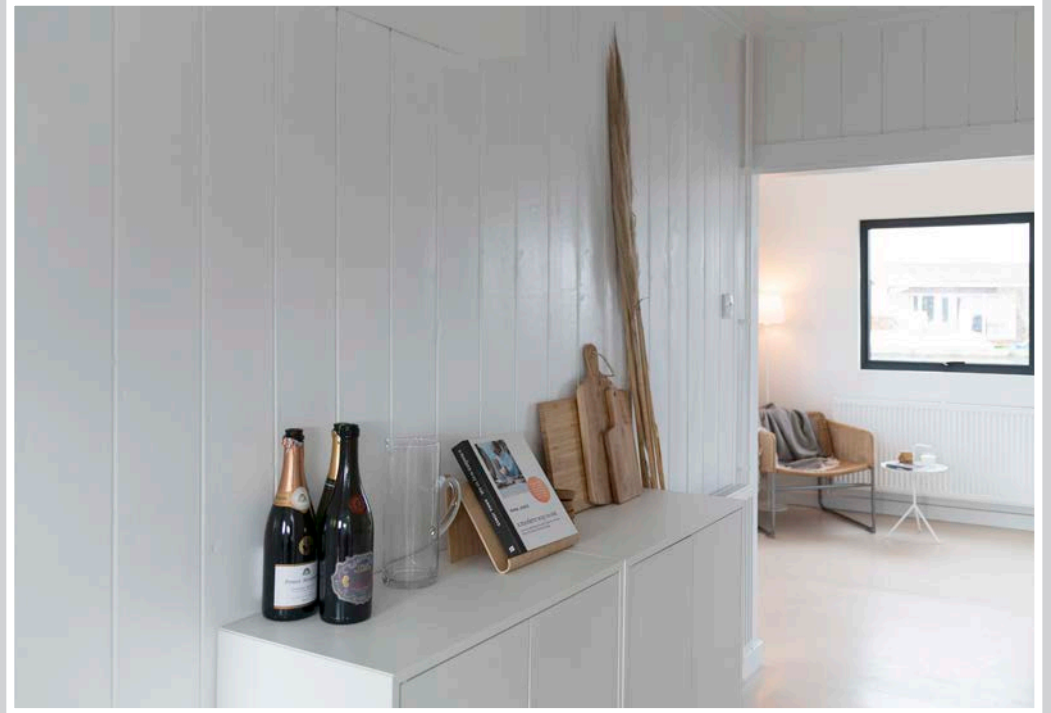
Sympathetically renovated with the help of local craftsmen, The Water Cabin is a stylish, high quality riverside retreat, well placed with access to the entire Norfolk Broads network and only 200 metres from a private car park. Highly recommended.

### ACCOMMODATION

#### **Dining Room: 14'6" x 10'1"**

Part glazed door to rear, window to rear with fitted blind, skylight, built in boiler cupboards and a large double storage cupboard. Radiator, down lighters, open plan to:





**Kitchen: 9'10" x 5'10"**

Galley style with a range of floor mounted units, sink unit and drainer. Electric cooker point with extractor hood. Tiled splash backs and access to a part boarded loft space. Radiator, open plan to:

**Living Room: 18'4" x 9'9"**

Impressive triple aspect living space with far reaching river views. Picture windows to front aspect with fitted blinds, part glazed door leading out onto the riverside garden and sun deck.

High ceiling and skylight with down lighters, two radiators.

**Bedroom 1: 9'11" x 7'11"**

Original wood panelled walls and ceiling. Sliding door, radiator, window to side with fitted blind with river views. Feature port hole.

**Bedroom 2: 10'0" x 7'9"**

Original wood panelled walls and ceiling, radiator, window to side with fitted blind with river views, porthole window, radiator, panelled door.

**Bathroom: 9'10" x 7'7"**

Generous four-piece bathroom with large walk-in shower enclosure as well as a double ended bath, vanity wash basin and a low level w/c.

Fully tiled with a panelled door, radiator, extractor fan and down lighters.









## OUTSIDE

Private river frontage extending to approximately 60ft including a 32ft mooring dock. Lawned garden extending to the front, side and rear with a large deck offering the perfect vantage point to sit and enjoy the ever changing river view.

Enclosed by fencing and a mature hedgerow border with a timber shed and gated access to the rear.

## ADDITIONAL INFORMATION

Tenure: Leasehold.

Term: Current lease runs to 2085.

Ground Rent and Service Charge: Approximately £150.

Services: Mains water and electricity, LPG central heating.

Holding tank drainage - approximately £48 per empty.

Parking: Available by separate arrangement, approximately 200 metres away.

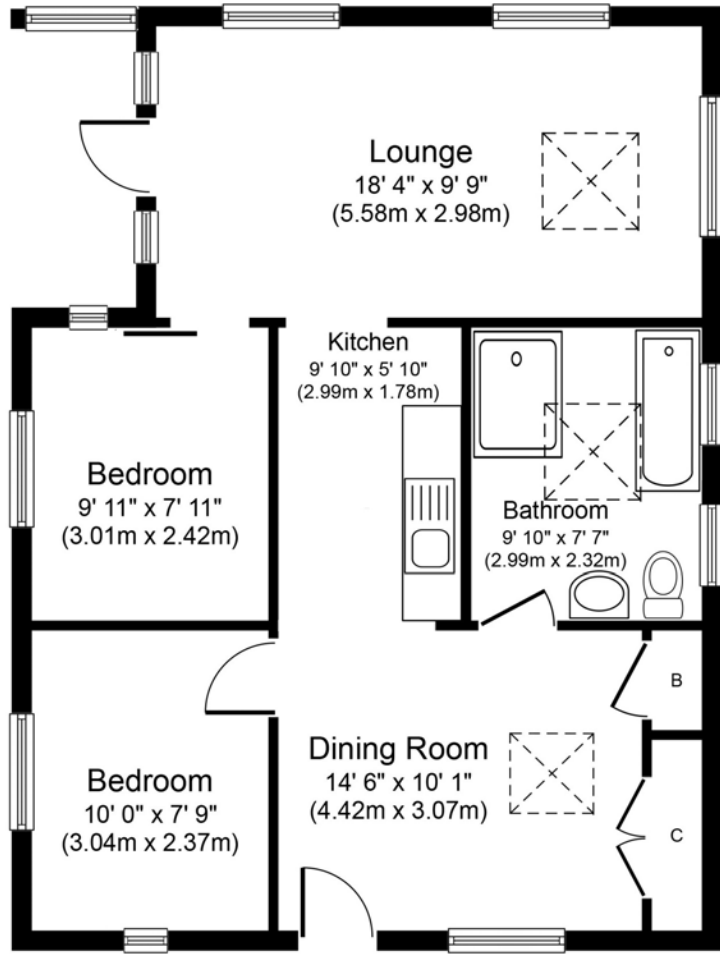
Whilst it is our intention that these sales particulars offer a fair and accurate account, they are provided for guidance purposes only and do not constitute part of any offer or contract.

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.







Approximate Floor Area  
640 sq. ft.  
(59.4 sq. m.)

PLAN NOT TO SCALE  
FOR GUIDANCE PURPOSES ONLY









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)