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Orchard Mead, Ropes Hill, Horning, Norfolk, NR12 8PB

Orchard Mead enjoys an enviable setting on an elevated plot at the end of a peaceful lane, with far-reaching views towards the River Bure. Nestled in the picturesque Broadland village of Horning, which lines the northern bank of the river, the property offers effortless access to the waterways of the Norfolk Broads. Whether you're setting off for a boat trip, indulging in a spot of fishing, or simply watching the rich variety of local wildlife, this is waterside living at its finest.

Set on a generous 0.4-acre plot, the property is approached along a sweeping gravel driveway, leading to the rear of the home where you'll find a double garage and ample off-road parking. To the side, an established orchard adds character and charm, while to the front, a south-facing lawn garden is bordered by mature hedging and complemented by a paved terrace, perfect for entertaining or quiet relaxation. Near the water's edge, a substantial boathouse (measuring 30ft x 13.2ft internally) offers direct access to a private dyke and onwards to the River Bure.





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- NO ONWARD CHAIN
- POTENTIAL FOR IMPROVEMENT
- PICTURESQUE RIVERSIDE VILLAGE

- IDYLIC NORFOLK BROADS LOCATION
- FOUR BEDROOMS, MAIN WITH EN-SUITE
- OFF-ROAD PARKING & DOUBLE GARAGE

- SLIP WAY, BOAT HOUSE & ACCESS TO THE RIVER BURE
- LOCATED NEAR AMENITIES, VILLAGE GREEN & STAITHE
- LESS THAN THIRTY MINUTES TO NORWICH OR THE COASTLINE

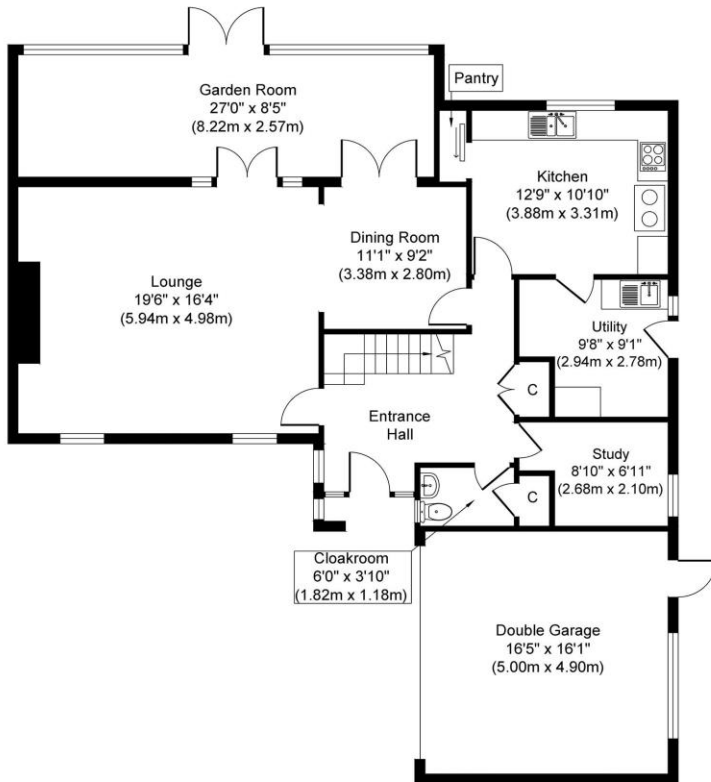
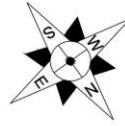
Inside, the home delivers spacious and versatile accommodation, with four reception rooms including a study, a comfortable family lounge, a formal dining room, and a standout garden room with double doors opening onto the terrace. The well-equipped kitchen, supported by a separate utility room, enjoys views towards the river. Upstairs, there are four well-proportioned bedrooms, each with built-in storage. The main bedroom benefits from an en-suite bathroom, while a family bathroom serves the remaining rooms.

Perfectly suited to families, or those seeking an idyllic holiday retreat, Orchard Mead is within a short, scenic stroll of the water's edge, the iconic Swan Inn, and the charming amenities of Lower Street. The local primary school is just over a mile away, while nearby Wroxham, only three miles from the property, offers a high school, supermarket, department store, Norfolk Yacht Club, and a railway station. For city life, the historic and vibrant city of Norwich is just ten miles away.

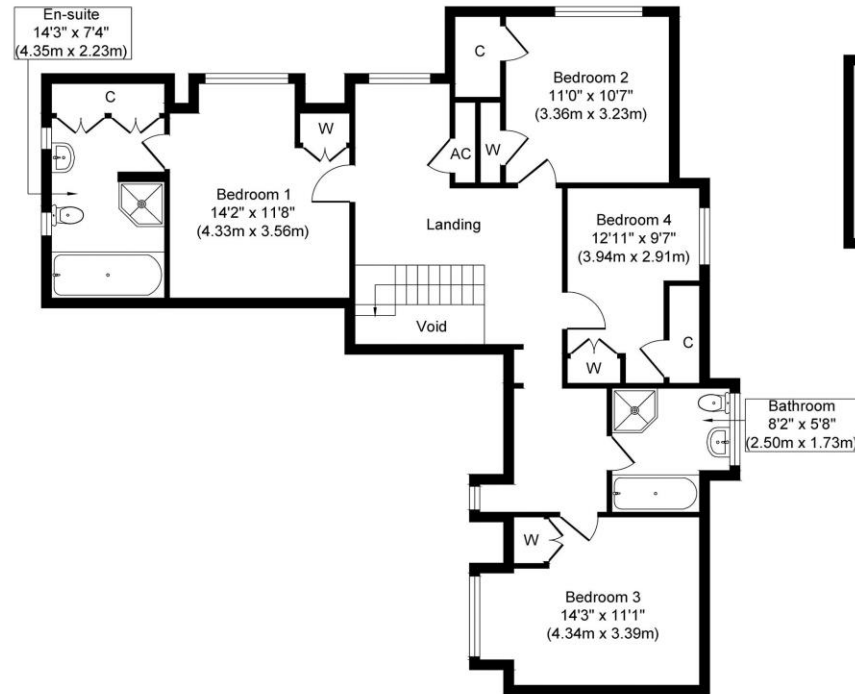




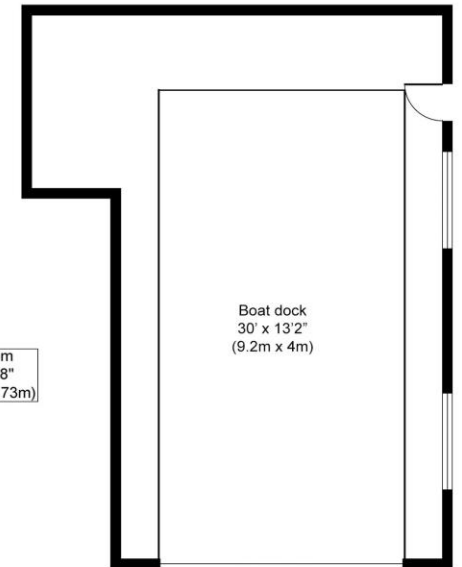
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Ground Floor
Approximate Floor Area
1124 sq. ft
(104.40 sq. m)



First Floor
Approximate Floor Area
1000 sq. ft
(92.89 sq. m)



Outbuilding

Whilst every attempt has been made to ensure the accuracy of the floor plan 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. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		





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Stobart & Hurrell

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