



Introducing
Woods End Cottage
Horning

SOWERBYS

Woods End Cottage is an exceptional, south-facing waterside residence in the highly desirable village of Horning. Quietly positioned on the edge of an exclusive marina and enjoying stunning views across the River Bure, this striking home offers spacious, flexible accommodation arranged across multiple levels, together with a substantial private mooring and direct access to the Norfolk Broads. Showcasing a stylish and contemporary finish, this beautiful property offers unrivalled broadside living. In brief, the accommodation comprises four double bedrooms, three bathrooms (including two en-suites), a spectacular 34ft open-plan living space, multiple outdoor entertaining areas, and an integral garage with ample off-road parking.

On entering the property, prospective tenants are welcomed into a bright and spacious entrance hall, which immediately sets the tone for the quality of accommodation on offer. Stairs lead to both the upper and lower levels, with a cloakroom and fourth double bedroom (with fitted wardrobes) located on the ground floor.

The lower ground floor provides two further double bedrooms, both finished to a high standard and enjoying views over the water. The larger of the two benefits from a stylish en-suite shower room, while a beautifully appointed family shower room serves the second bedroom. A cleverly designed study area and built-in storage complete this level.

Arguably the most impressive feature of the home is the expansive open-plan living area on the upper ground floor. Stretching over 34 feet in length, this showstopping space is flooded with natural light and designed with entertaining in mind. The kitchen is fitted with a range of built-in appliances, extensive cabinetry and worktops, and a substantial breakfast bar – perfect for casual dining. The adjacent lounge and dining area opens out via doors to a large covered balcony, which enjoys far-reaching views across the marina and the River Bure beyond.

A separate staircase leads to the top floor, where the principal bedroom suite is found. Generously proportioned, this bedroom offers fitted wardrobes, a stylish en-suite shower room, and a peaceful retreat with Velux windows flooding the space with light.

Externally, this waterside retreat offers far more than first meets the eye.

To the front, a smart brick-weave driveway provides parking for several vehicles and leads to the integral garage with power, lighting, and housing for the central heating system. To the rear, the property is perfectly positioned facing due south. A decked and paved terrace provides low-maintenance waterside living, with an external staircase linking to the upper balcony – ideal for al fresco dining or evening drinks as the sun sets over the Broads.

The real gem is the private quay-headed mooring, measuring approximately 39'10" x 19'0", which provides direct and immediate access to one of the most picturesque stretches of the Norfolk Broads.

Available now on an initial 12-month tenancy.

HORNING

On the road between Wroxham and Ludham, the sought-after riverside village of Horning offers shops, a first school, riverside pubs and restaurants, and several boatyards. The Ferry Inn is a favourite, serving food all day with outdoor seating and ample mooring. Just a short commute from Norwich, Horning is set in the heart of the Broads, renowned for their boating lifestyle.

A gem of the Norfolk countryside, Horning offers a charming retreat from the stresses of modern life.

AGENTS NOTE

No pets.

Unfurnished.

Available now.

Gas central heating.

12 Month initial tenancy.

COUNCIL TAX

Band F.

ENERGY EFFICIENCY RATING

C. The reference number or full certificate can be obtained from Sowerbys upon request.

To retrieve the Energy Performance Certificate for this property please visit <https://find-energy-certificate.digital.communities.gov.uk/find-a-certificate/search-by-reference-number> and enter in the reference number.

LOCATION

What3Words: [///hiker.debt.flask](https://hiker.debt.flask)



SOWERBYS

We are proudly supporting these Norfolk charities by organising and participating in events throughout 2025, along with making a donation for every home we sell.



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