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The Boat House, 42 Yarmouth Road, Norwich, Norfolk, NR7 0EQ

Formerly a traditional boathouse, this stylish and beautifully renovated detached studio now operates as a highly successful Airbnb holiday let, enjoying the rare combination of a private quay-headed mooring and direct access to the River Yare, one of the largest and most picturesque rivers within the Norfolk Broads, flowing from Norwich towards Great Yarmouth.

Perfectly positioned beside the picturesque river green, The Boathouse is within easy reach of the local pubs, cafés and riverside amenities. It is also conveniently located close to Yare Boat Club and Whitlingham Great Broad, where visitors can hire a variety of river boats, paddleboards and canoes, providing an exceptional opportunity to explore the waterways directly from the property.

There is off-road parking within a secure gated driveway, together with a useful space for storing paddleboards, bicycles, fishing equipment and other outdoor essentials. To the rear, a south-facing raised terrace, complemented by low-maintenance artificial lawn, creates an idyllic setting for alfresco dining and relaxation, with wonderful views across the river towards Thorpe Island, within the Broads National Park. A timber walkway leads safely to the mooring, providing direct access to the water and creating a wonderful vantage point for fishing, wildlife watching or simply enjoying the ever-changing river views. With boats passing by and the surrounding waterways alive with wildlife, the setting offers a genuine taste of riverside living. Viewing is essential to fully appreciate the property's unique setting and flexibility.

Recently renovated to a high standard, The Boathouse has been thoughtfully designed to maximise both comfort and the spectacular location. The accommodation includes a fully fitted kitchen with integrated appliances, underfloor heating and air conditioning, together with a beautifully appointed bathroom. The real highlight, however, is the bespoke double French doors, which open directly onto the river and frame the most spectacular views across the water. The Boathouse offers a rare opportunity to acquire a turnkey holiday-let business or if desired to change it a conventional dwelling (Subject to the usual permissions), in an enviable riverside setting, combining contemporary accommodation with the unique lifestyle benefits of a private mooring and direct access to the Norfolk Broads.

Despite its peaceful waterside position, the property is ideally placed for access to the historic Cathedral City of Norwich, renowned for its excellent shopping, restaurants, cultural attractions and vibrant city life. Norwich also provides mainline rail services to London, making the property equally appealing as a weekend escape, holiday destination or investment opportunity.



Detached



Studio



Older



1 Bathroom



1 Reception



1 Bedroom



Tax Band N/A

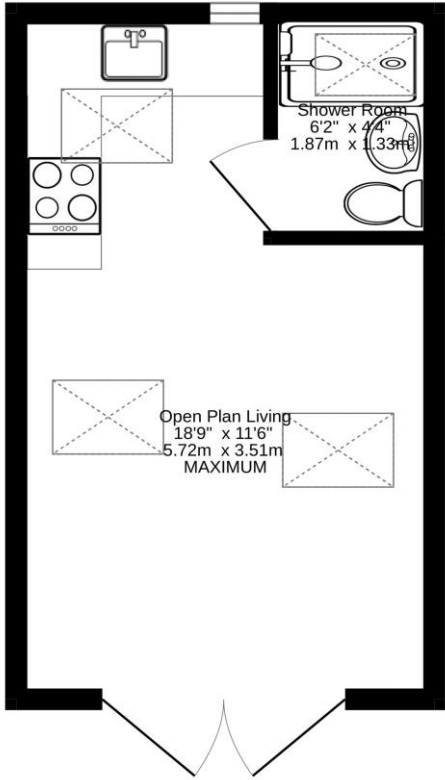


Off-Road
Parking



No
Garage





TOTAL FLOOR AREA : 209 sq.ft. (19.4 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.
Made with Metroplan 6/2023

Score	Energy rating	Current	Potential
92+	A		93 A
81-91	B		
69-80	C		
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

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