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# Fairport, Ropes Hill, Horning, Norfolk, NR12 8PB

A stunning five-bedroom detached waterside residence, set within the highly sought-after Broadland village of Horning. Meticulously refurbished throughout, the property has been transformed into an exceptional modern family home, positioned on the edge of the River Bure with uninterrupted access to the renowned Norfolk Broads.

Designed for contemporary open-plan living, this beautifully appointed home features underfloor heating across the ground floor, high-speed connectivity throughout, and its own private mooring suitable for a large vessel, perfect for embracing a true waterside lifestyle.

Fairport is discreetly positioned on an elevated plot, toward the end of Ropes Walk and approached via a private road, opening onto a generous frontage with ample off-road parking. A south-facing front terrace maximises natural light year-round and provides an ideal space for entertaining, seamlessly connecting to the main living area via bifold doors. The wraparound gardens are predominantly laid to lawn, complemented by mature borders, shrubs, and hedging. To the rear, a carport, double garage with electric door and power is further enhanced by a recently installed electric vehicle charging point. The pristine white-rendered exterior and beautifully maintained grounds gently slope down towards the water's edge.





**STOBART  
& HURRELL**

- CLOSE TO LOCAL AMENITIES
- IDYLIC NORFOLK BROAD LOCATION
- FIVE BEDROOMS, MAIN WITH EN-SUITE
- STUNNING PRESENTATION THROUGHOUT
- VERSATILE & SPACIOUS ACCOMMODATION
- ELEVATED PLOT EXCEEDING HALF OF AN ACRE
- AMPLE OFF-ROAD PARKING & DOUBLE GARAGE
- PRIVATE MOORING WITH ACCESS TO THE RIVER BURE
- LESS THAN THIRTY MINUTES TO NORWICH OR THE COASTLINE

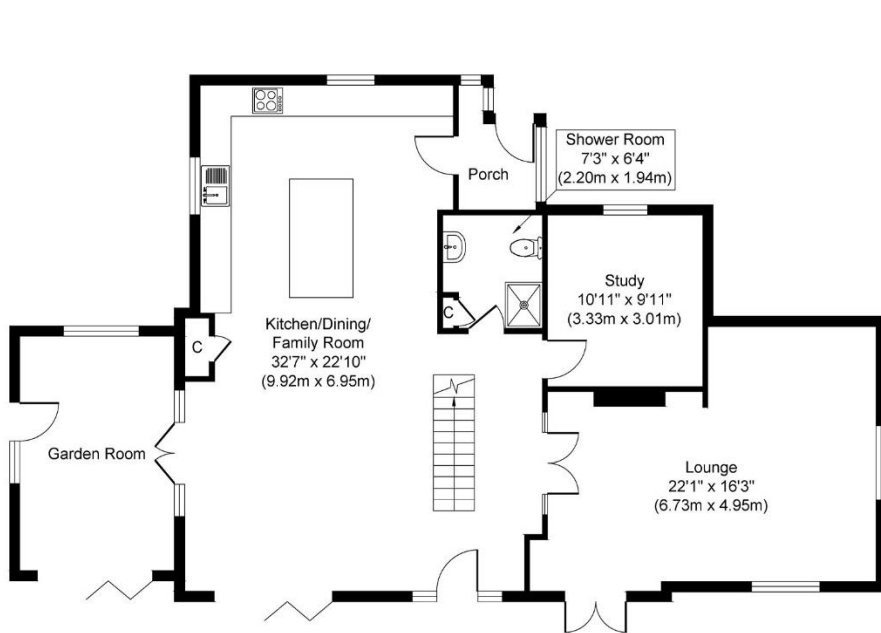
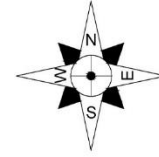
Internally, the property is immaculately presented. At its heart lies a superb open-plan living space combining kitchen, dining, and lounge areas, perfectly suited to modern family life and social gatherings. The sleek contemporary kitchen is fitted with integrated appliances including a double oven, hob with extractor, dishwasher, and provision for a wall-mounted television. A separate utility room sits just beyond. Two additional reception rooms, along with a fifth bedroom or study and ground floor shower room, offer flexible living arrangements ideal for guests, home working, or multigenerational living. Upstairs, a spacious landing leads to a balcony, an inviting spot for morning coffee or evening drinks while enjoying the far-reaching waterside views. There are four well-proportioned bedrooms and a family bathroom, two with built in storage and the principal suite benefiting from its own en-suite shower room.

Perfectly positioned for effortless access to the picturesque village centre and the tranquil waterways of the Norfolk Broads, this home offers the ultimate in lifestyle living, whether boating, fishing, wildlife watching, or simply enjoying the serenity of life by the water.

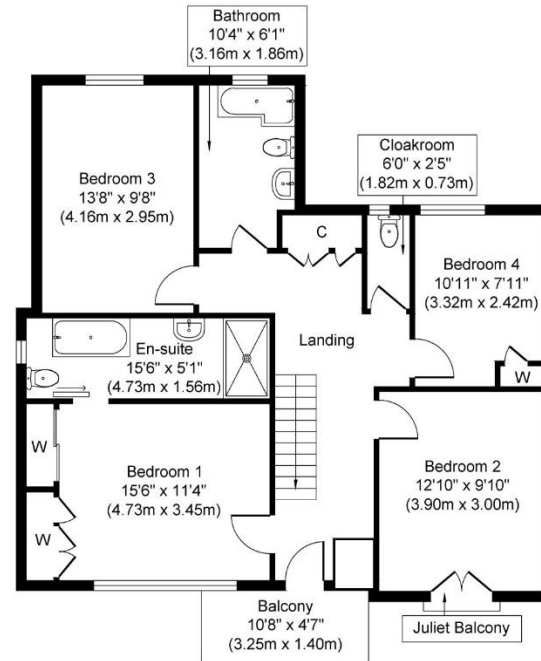




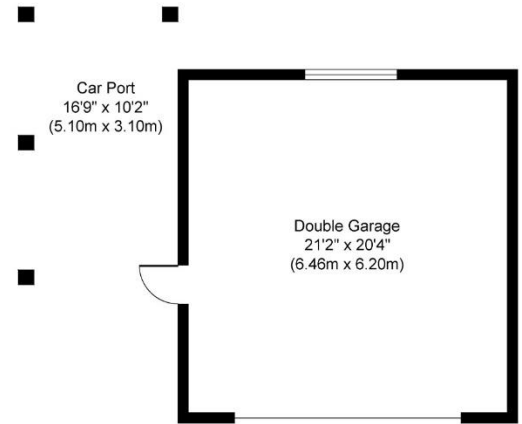
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**Ground Floor**  
**Approximate Floor Area**  
**1287 sq. ft**  
**(119.59 sq. m)**



**First Floor**  
**Approximate Floor Area**  
**902 sq. ft**  
**(83.79 sq. m)**



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+	<b>A</b>		
81-91	<b>B</b>		<b>85 B</b>
69-80	<b>C</b>	<b>76 C</b>	
55-68	<b>D</b>		
39-54	<b>E</b>		
21-38	<b>F</b>		
1-20	<b>G</b>		





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Second Home Service	Property Cleaning Service	Mortgages	Solicitors	Surveyors	Service Providers	



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Stobart & Hurrell

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