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## **Fairport**

Horning, NR12

A sensational five bedroom detached waterside residence in the highly desirable Broadland village of Horning.





Set along the banks of the River Bure within the ever desirable Broadland village of Horning, Fairport presents a rare opportunity to acquire a beautifully reimagined five bedroom detached residence, where refined interiors meet an exceptional waterside setting.

Occupying an elevated and private position at the end of a private road, this striking home has been thoughtfully refurbished throughout to create a seamless blend of contemporary design and relaxed family living. Every detail has been carefully considered, resulting in a home that feels both luxurious and effortlessly functional.

At the heart of the property lies an impressive open plan living space, where kitchen, dining and lounge areas flow together with ease. Bathed in natural light and opening directly onto a south facing terrace via bifold doors, this is a space designed for both entertaining and comfortable everyday living. The kitchen is sleek and modern, fully equipped with integrated appliances and complemented by a separate utility room

Elsewhere on the ground floor, two additional reception rooms provide flexibility, whether as formal sitting rooms, playrooms or workspaces. A fifth bedroom or home office, alongside a stylish shower room, offers excellent versatility for guests or multi generational living.

Upstairs, the sense of space continues. Four well proportioned bedrooms are arranged around a central landing, which leads out to a balcony overlooking the water, an idyllic spot to begin or end the day. The principal bedroom enjoys its own en suite, while a contemporary family bathroom serves the remaining rooms.

Outside, Fairport is approached via a private road, opening onto a generous frontage with ample off road parking. A carport and double garage, complete with power, electric door and EV charging point, provide excellent practicality.

The gardens wrap elegantly around the property, mainly laid to lawn with mature planting. To the front, a south facing terrace offers the perfect setting for outdoor dining and entertaining, while the grounds gently descend towards the river.

A private mooring provides direct access to the Norfolk Broads, making this home ideal for those seeking a true waterside lifestyle, whether boating, fishing or simply enjoying the ever changing natural surroundings.











## **Families**

Fairport is perfectly suited to modern family life, offering both space and adaptability in abundance. The open plan layout creates a natural hub for day to day living, while the additional reception rooms allow for privacy when needed.

The ground floor bedroom and shower room provide flexibility for visiting family members or independent living arrangements, while upstairs the generous bedrooms ensure comfort for all.

Families will also appreciate the excellent schooling options available within the area, alongside the safe and welcoming village environment that Horning is known for.

## **Location**

Positioned in the heart of the Norfolk Broads, Horning is widely regarded as one of the region's most picturesque and desirable villages. With its charming waterside pubs, local amenities and strong sense of community, it offers an enviable balance between tranquillity and convenience.

The nearby city of Norwich provides excellent shopping, dining and transport links, including direct rail services to London, while the surrounding Broads offer miles of navigable waterways and unspoilt countryside.



### **Our Agent's View**

"Homes of this calibre and position are rarely available. The combination of a fully refurbished interior, private mooring and elevated waterside setting makes Fairport something truly special.

It is a home that delivers on every level, lifestyle, location and quality, offering a unique opportunity to embrace life on the Broads in a way few properties can."

**Samuel Le Good** | Partner





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## Agent's Details



**Samuel Le Good** | Partner

samuellegood@abbotfox.co.uk | 01603 660000 | 07915 660981 | @samuellegood

Kingsley House  
2a Upper King Street  
Norwich  
NR3 1AH



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