



ADDRESS
Willow Wren
Bure Haven
Lower Street
Horning
NR12 8PF

TENURE
Freehold

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Occupying an idyllic position just off the River Bure, this impressive waterside property is located in central Horning a picturesque, private and peaceful setting with river views, parking and a 35ft mooring.

This three-bedroom detached house with outdoor terrace and views over the River Bure is believed to date around 1960. The house has been well maintained and extended by the current owners. Double-glazing and gas central heating can be found throughout the property.

The perfect second home/holiday let with full residential status; the property is in a good state of repair. However, some cosmetic updating may be beneficial. The accommodation consists of a light and airy open plan living/dining room which leads out onto a west facing sun deck, a utility room, cloakroom, and kitchen complete the ground floor layout. Upstairs the property offers three bedrooms, the principal bedroom has access to a private balcony. A shared shower room can be found off the central landing.

Outside Willow Wren offers a private and low maintenance plot with a mooring measuring approximately 35' x 14', and two private parking spaces.

The historic village of Horning dates to 1020 and its name means the "folk who live on the high ground between the rivers". In many ways the river is just as important to Horning as it was a thousand years ago, since the village attracts thousands of boating holidaymakers each year.

Horning is one of the prettiest and most popular villages on the Broads. The historic Lower Street is in the heart of the village. Lined with beautiful old houses, there are lots of cafes and restaurants to enjoy, as well as gift shops, a butcher, post office, newsagents and general store. There is a children's playing field at the village Hall, and many riverside pubs and greens.

Around two miles outside Horning is the award-winning BeWILDerwood children's adventure park from where you can hire a bike with Broadland Cycle Hire and explore further inland.

On weekends you can watch Horning Sailing Club racing from the riverbank. They host one of the largest annual inland yacht races in Europe – the Three Rivers Race – on the first weekend after the Whitsun Bank Holiday.

The house is also within twenty minutes of the sea and the award-winning North Norfolk coast path. There are several excellent beaches along this stretch at Eccles and Sea Palling as well as Mundesley beach, all equally beautiful and free of crowds even in the summer.

Cromer is approximately 18 miles away and is known for its pier, which has summer concerts and a host of food, culture and arts festivals. The town and surrounding area were popular Victorian and Edwardian holiday destinations and retain much of their charm. Cromer has a good selection of galleries, an independent cinema, a golf course and tennis courts. Number 1 Cromer also provides the area's best fish and chips, owned by Michelin-starred chef Galton Blackiston.

Norwich is around twenty minutes by car and has a wide offering of shops and eateries, and its station runs regular services to London Liverpool Street, which take just under two hours.

Tenure: Freehold
Council Tax Band: D (£1,997)
Energy Rating: TBC

Please note that all areas, measurements, and distances given in these particulars are approximate and rounded. The text, photographs and floor plans are for general guidance only.

Larkes have not tested any services, appliances, or specific fittings - prospective purchasers are advised to inspect the property themselves. All fixtures, fittings and furniture not specifically itemised within these particulars are deemed removable by the vendors.

**'HORNING
IS ONE OF THE
PRETTIEST
AND MOST POPULAR
VILLAGES ON THE
NORFOLK BROADS'**





1. Living room detail & fireplace
2. Living room and access to deck
3. Kitchen
4. Dining area and main access
5. Utility room



**FIND
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FIND
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1



2



3

- 1. Bure Haven facade
- 2. Third bedroom
- 3. Shower room
- 4. Second bedroom
- 5. Bolcony and view



5

**FIND
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NEST**



4



**THE HISTORIC
VILLAGE OF HORNING
DATES TO 1020 AND
ITS NAME MEANS THE
“FOLK WHO LIVE ON
THE HIGH GROUND
BETWEEN THE
RIVERS”**



LARKES

SITE AREA
175.8 SQ M
1,892 SQ FT

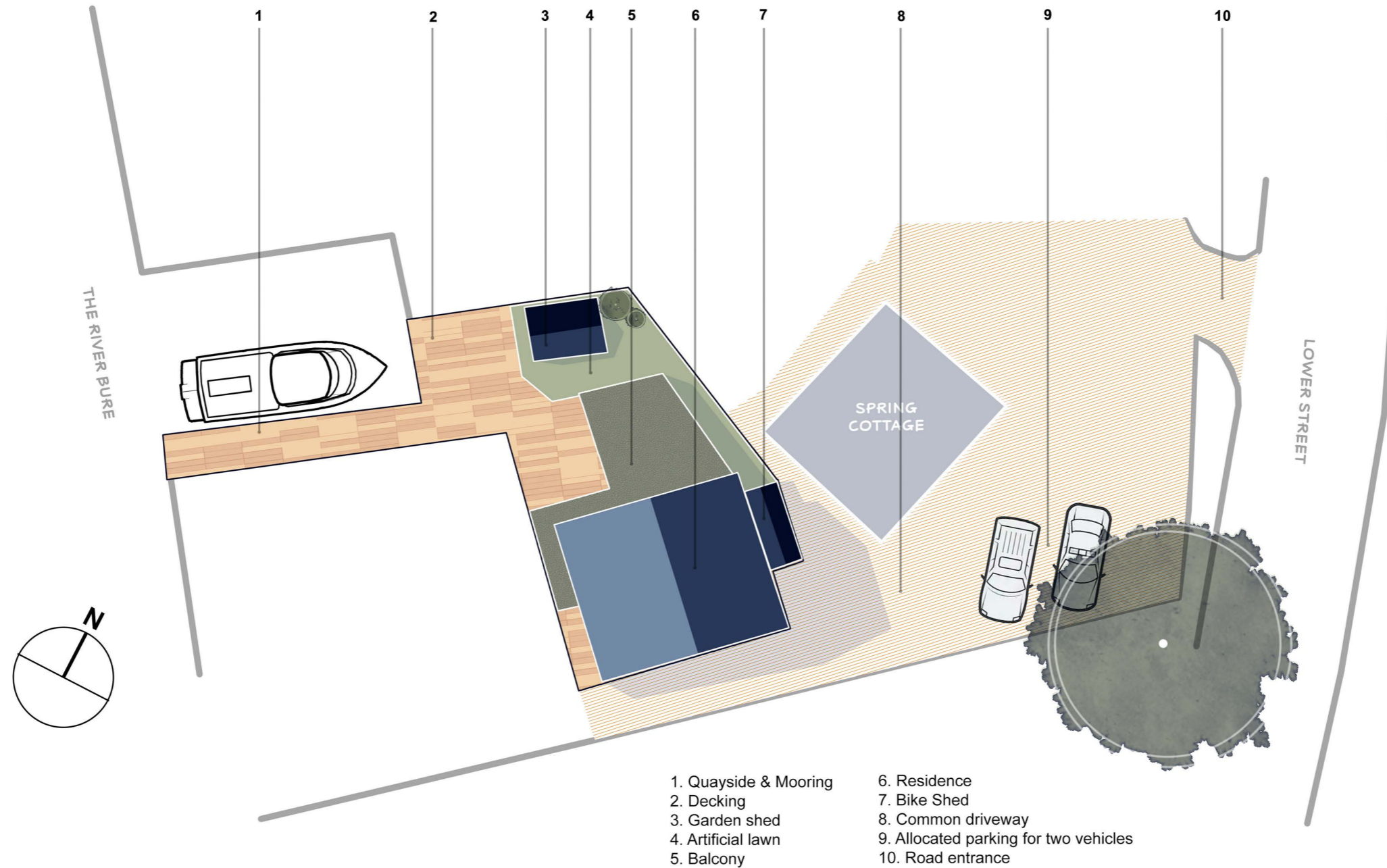
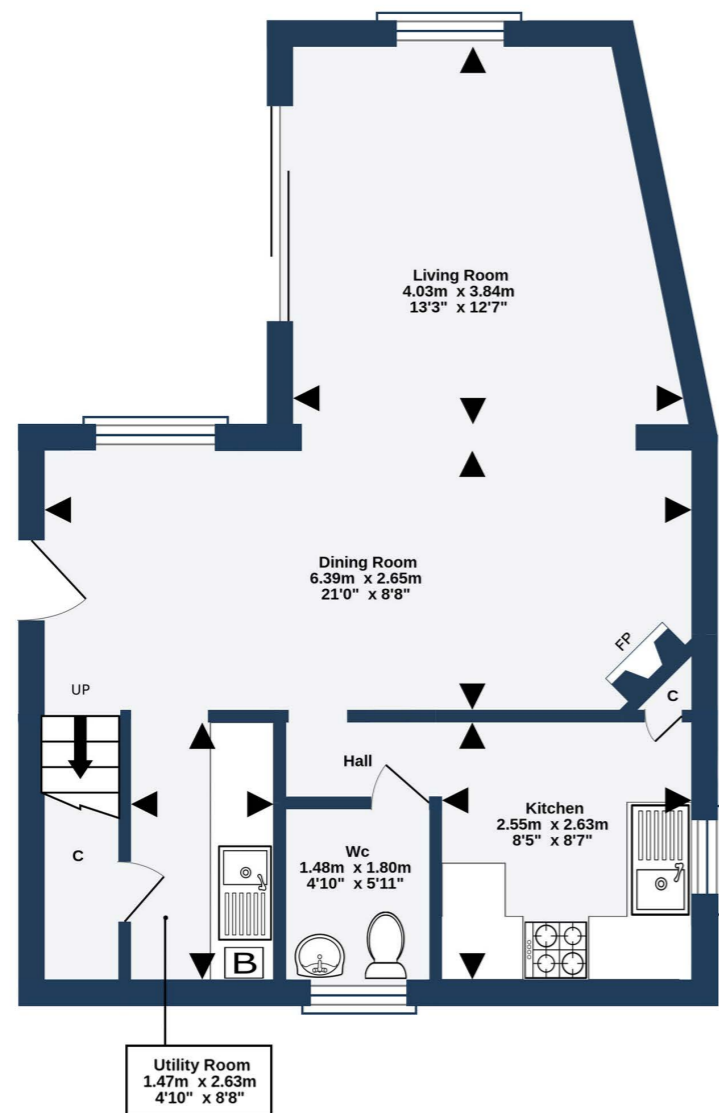


Illustration for identification purposes only, measurements are approximate and recorded from OS Map Data provided by NCC Map Explorer. Plan not to scale.

Ground Floor
 47.5 sq.m. (511 sq.ft.) approx.



First Floor
 35.6 sq.m. (383 sq.ft.) approx.

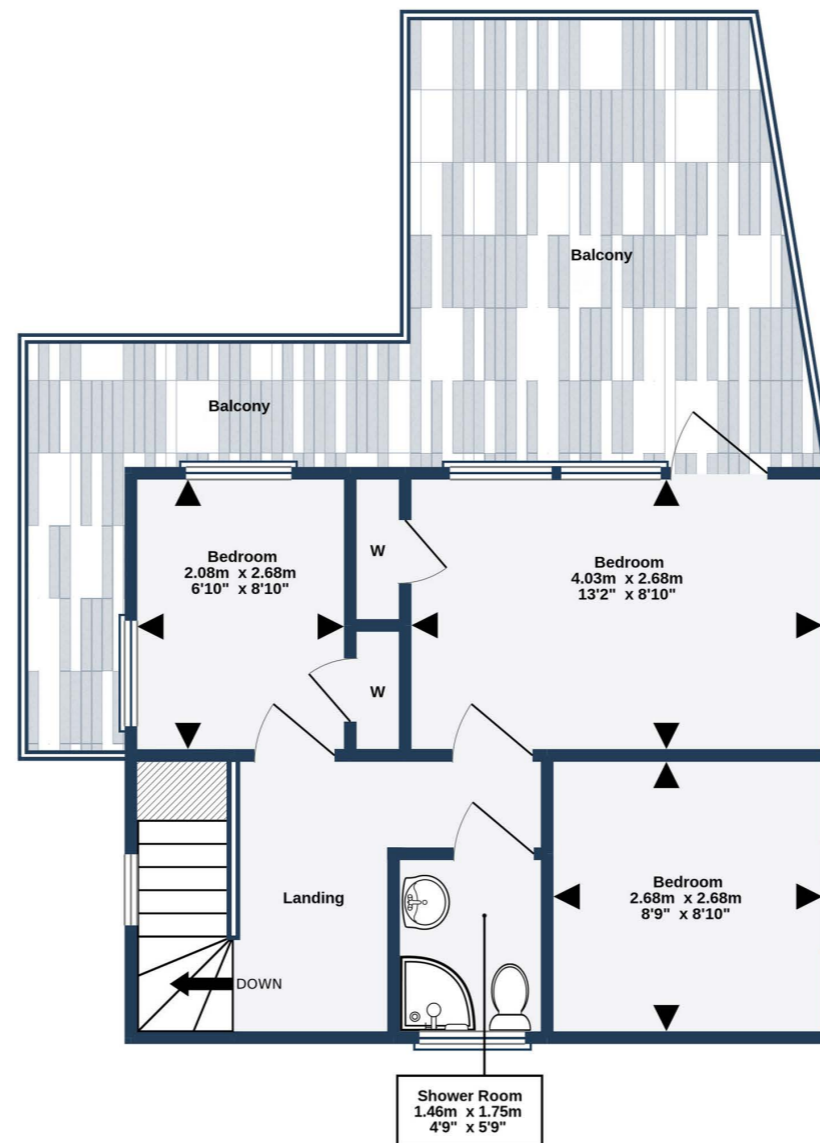
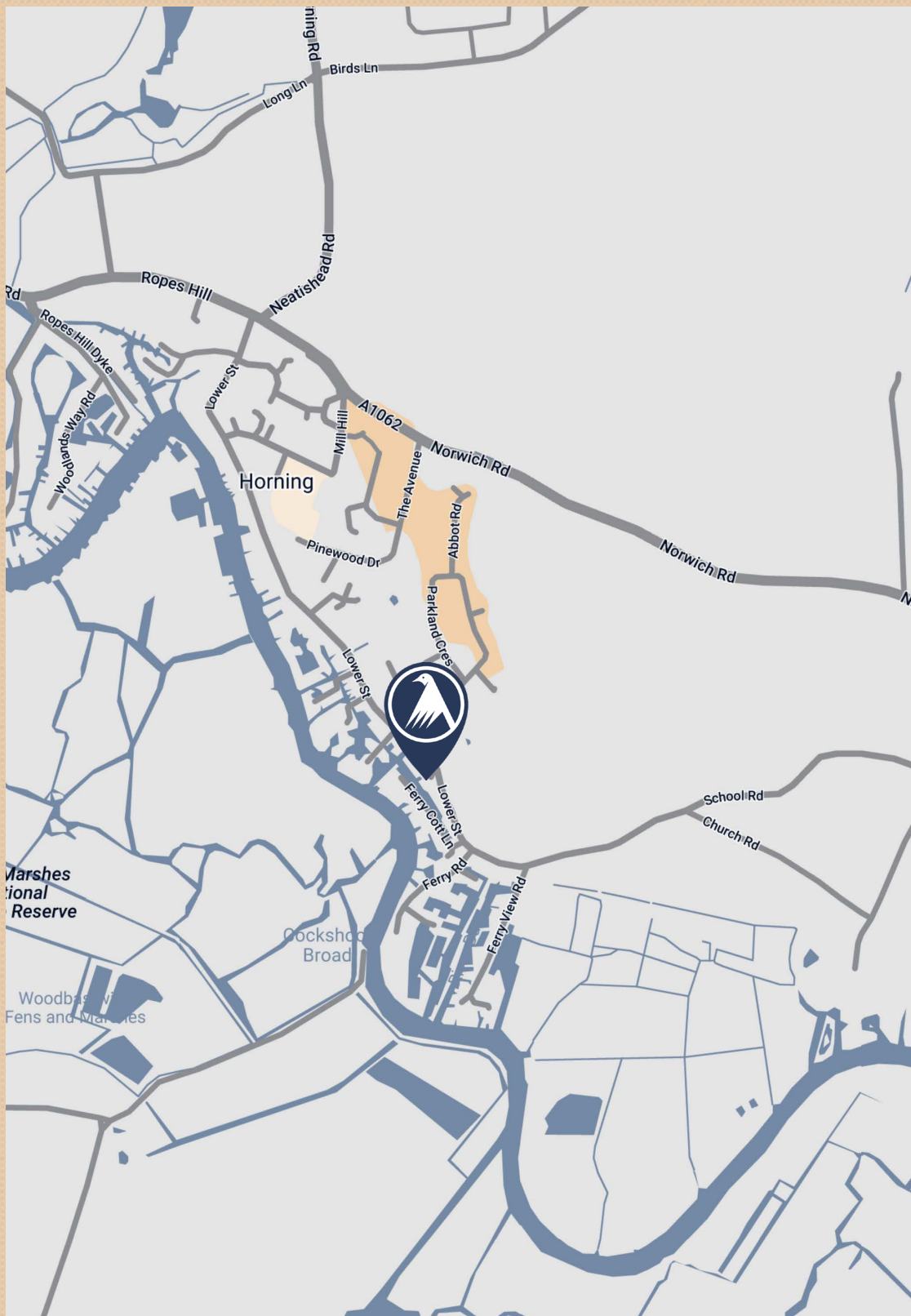


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Ref: 7252



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