



MARTHAM FERRY, MARTHAM  
£725,000 FREEHOLD

**WATERSIDE**  
ESTATE AGENTS













## MARTHAM FERRY, MARTHAM, NORFOLK NR29 4RG

- An impressive 3 storey riverside property
- Accommodation extending to over 5,600 sq ft
- 6 double bedrooms
- 7 bath/shower rooms
- 47ft open plan living room
- Stunning panoramic views
- Generous integral wet boat house

A massive three storey riverside property with accommodation that extends to over 5,600 sq ft, comfortably sleeping up to 16 people and run as a highly successful high end holiday let, generating a gross income of in excess of £80,000 and incorporating a substantial 45 ft square wet boathouse.

Set on a tranquil section of the River Thurne, with picturesque panoramic views out over the water and beyond over the National Trust nature reserve at Heigham Holmes, this truly impressive property was built in 2012 and designed as the ultimate riverside escape, with accommodation that consists of an entrance hall, games room housing a full size snooker table, and large utility room. The first floor includes a breathtaking 47ft long triple aspect open plan living space with generous kitchen, dining and sitting areas, with French doors leading out onto the wrap around balcony, offering simply stunning views. This floor continues with a second sitting room/home cinema, four double bedrooms each with an en-suite shower room and an additional bathroom. A spiral staircase leads up to the second floor with two more large double bedrooms each sleeping four people, both with en-suite facilities.

Features include under floor heating and radiators via an air source heat pump, sealed unit double glazing throughout, private parking for several cars, and the capacity to moor various boats courtesy of the substantial integral wet boathouse that offers a 38ft x 19ft mooring dock, with a further 30ft of quay heading on the river's edge. Ideal for those who wish to keep and use their boat throughout the year regardless of whether the property is let or not.

With a gross income of over £80,000, the investment benefits of this property speak for themselves. Add to this the beautiful and unspoilt riverside location, access to the whole Norfolk Broads network and the ability to come and go to your own boat year round, and this property represents the ultimate second home.

Early accompanied viewing is strongly recommended.





## ACCOMMODATION

### Entrance Hall

Staircase to first floor, radiator, built in cupboard.

### Utility Room: 14'8" x 10'0"

Sink unit and drainer with cupboards under, plumbing for washing machine and dishwasher, radiator and central heating system. Window to rear.

### Games Room: 21'4" x 16'0"

Window to front aspect with river views, two radiators, housing a full size snooker table, available by separate negotiation.

## FIRST FLOOR

### Landing

Two radiators, down lighters, spiral staircase to second floor.

### Open Plan Living Space: 47'0" x 21'4" (14'4" min)

Huge triple aspect reception room, perfect for entertaining, with substantial kitchen, dining and living areas with high ceilings and French doors leading out onto a large wrap around balcony boasting stunning far reaching views.

The kitchen area offers an extensive range of wall and floor mounted storage units with two sink units, two electric ovens, five ring hob and extractor fan, built in dishwasher and space for a large American style fridge/freezer.

The dining area looks directly out over the river and the sitting area boasts a wood burning stove, under floor heating, down lighters and wall lights throughout.









**Sitting Room/Games Room/Home Cinema: 20'0" x 17'10"**

Generous dual aspect room currently housing a table tennis table and a 65" 3D TV (both available by separate negotiation) open views, two radiators.

**Bathroom**

Low level w/c, wash basin, panelled bath with shower attachment, fully tiled, ext fan, shaver point, down lighters.

Bedroom 1: 12'8" x 12'1"

Window to rear with open views, radiator, down lighters, built in double wardrobe.

**En-Suite Shower Room**

Low level w/c, wash basin, shower enclosure, tiled floor and walls, shaver point, extractor fan and down lighters.

Bedroom 2: 12'0" x 12'0"

Window to rear with open views, radiator, down lighters and a built in double wardrobe.

**En-Suite Shower Room**

Low level w/c, wash basin, shower enclosure, extractor fan, shaver point, fully tiled.

Bedroom 3: 14'1" x 12'8"

Dual aspect with river views, wall lights, radiator, high ceiling, built in double wardrobe.

**En-Suite Shower Room**

Low level w/c, wash basin, shower enclosure, fully tiled, extractor fan, shaver point, down lighters.









#### **Bedroom 4: 14'5" x 12'7"**

Window to rear with open views, high ceiling, radiator, wall lights, built in double wardrobe.

#### **En-Suite Shower Room**

Low level w/c, wash basin, shower enclosure, fully tiled walls and floor, extractor fan, shaver point, radiator.

### **SECOND FLOOR**

Spiral staircase leads to a landing with views through the living room out over the river.

#### **Bedroom 5: 18'7" x 17'3"**

Window to rear with far reaching views, radiator, angled ceiling, currently sleeping four people.

#### **En-Suite Shower Room**

Low level w/c, wash basin, shower enclosure, fully tiled, radiator, shaving point, extractor fan.

#### **Bedroom 6: 18'7" x 17'2"**

Window to rear with far reaching views, radiator, wall lights, angled ceiling.

#### **En-Suite Bathroom**

Low level w/c, wash basin, panelled bath with shower and screen, fully tiled walls and tiled floor, radiator, shaver point.









## INTEGRAL WET BOATHOUSE

Accessed independently from the rest of the property is the well proportioned boathouse measuring 45ft x 45ft with a generous mooring dock extending to 38'5" x 19'0" – large roller door leading straight out onto the River Thurne, windows to front and rear with open views and an additional door the front. Power and light connected with significant storage/workshop space.

Outside the property benefits from private off road parking for several cars, over 30ft of quay headed mooring and extensive outside lighting.

## ADDITIONAL INFORMATION

Tenure: Freehold, built in 2012

Suitable for use all year round but not as a sole or main residence

Mains electricity and water

Treatment plant drainage (shared)

Air source heat pump heating

Well established holiday let generating in excess of £80,000

Contents available by separate negotiation

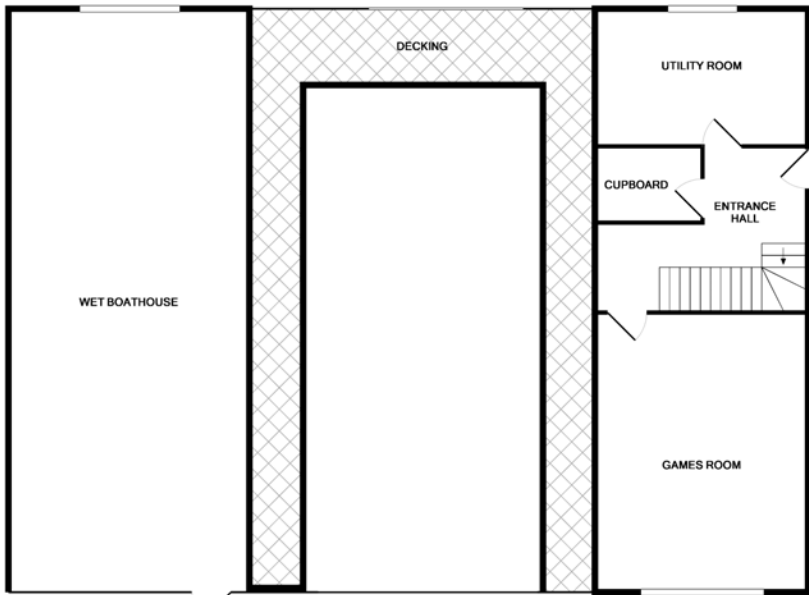
Whilst it is our intention that these sales particulars offer a fair and accurate account, they are provided for guidance purposes only and do not constitute part of any offer or contract.

All measurements are approximate and we have not tested any equipment or services, and no warranty is given or implied that these are in working order.

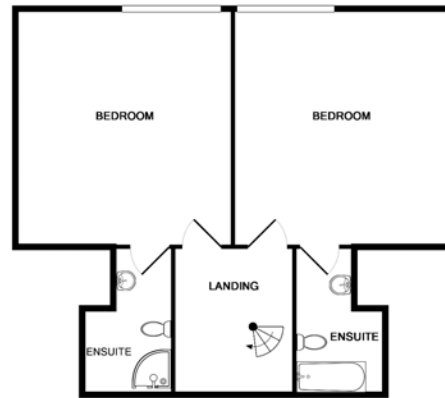
Prospective purchasers are advised to satisfy themselves by inspection or by further investigation via their solicitor or surveyor.





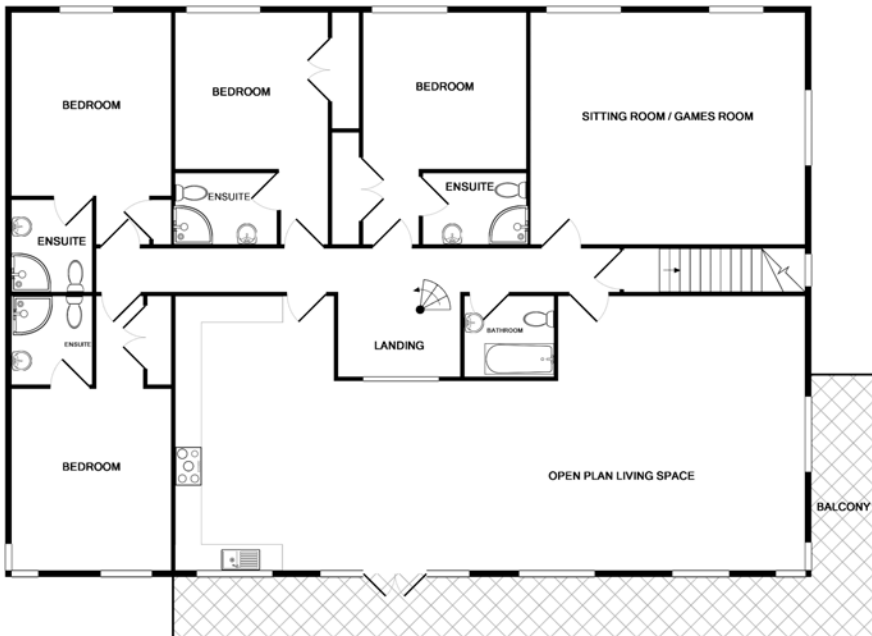


GROUND FLOOR  
APPROX. FLOOR  
AREA 206.3 SQ.M.  
(2221 SQ.FT.)



2ND FLOOR  
APPROX. FLOOR  
AREA 77.2 SQ.M.  
(831 SQ.FT.)  
TOTAL APPROX. FLOOR AREA 523.9 SQ.M. (5639 SQ.FT.)

PLAN NOT TO SCALE  
FOR GUIDANCE PURPOSES ONLY



1ST FLOOR  
APPROX. FLOOR  
AREA 240.3 SQ.M.  
(2587 SQ.FT.)

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>	69	78
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
<i>Not energy efficient - higher running costs</i>			
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC	









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