



Along the banks of the River Bure, lies this one-of-a kind residence that contains a profitable business opportunity with its 5 star holiday let, along with devoted guests who have described their stay as nothing short of an unforgettable experience. Inspired by the beautiful Italian city of Venice, its indulgence and sophistication promises a luxurious stay, as well as an everyday lifestyle within the main residence. Its prime position within Horning village, overlooking the stunning river, with welcoming local amenities right on your doorstep.

Explore the beautiful village of Horning...

Horning is a charming village located in the heart of the Norfolk Broads. Positioned along the banks of the River Bure, Horning is known for its picturesque scenery, with tranquil waterways, reed beds, and ancient woodland surrounding it. The village has a rich history, dating back to the medieval period, and is home to a collection of historic buildings, including the 14th-century St. Benedict's Church. It is a popular spot for boating, fishing, and nature walks, making it a perfect destination for those looking to enjoy a peaceful rural retreat. Horning's village



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A short 10-minute drive will take you into Horning's neighbouring village of Wroxham, the capital of the Norfolk Broads, with its riverside cafés, restaurants, shops, mini model village and train station. From here you can jump on the Bure Valley Steam Railway, with the train stopping at mid-station within the pretty waterside village of Coltishall, where you can jump off, or continue onto to the popular market town of Aylsham.

The Venetian holiday let...

As you step through the coach tunnel entrance, you are greeted by The Venetian holiday let, that was originally a café before the current owners converted it into a successful holiday let in April 2024. The opulent interior reflects the owners' impeccable taste and flair for design, crafted with premium fixtures, plush furnishings, and rich fabrics, inspired by the beautiful Italian city of Venice. Every corner of this residence exudes a timeless charm that sets it apart from the rest.

The ground floor of the residence is dedicated to the holiday lets accommodation. From its elegant chandeliers to the lavish seating arrangements, the inviting sitting room and dining room captures your attention, for intimate gatherings with loved ones. The kitchen is equipped with high-quality fixtures and fittings to enhance your cooking experience, with the presence of sliding doors that open out to the enclosed courtyard. This private outdoor area is the perfect spot for al-fresco dining, summer BBQs or



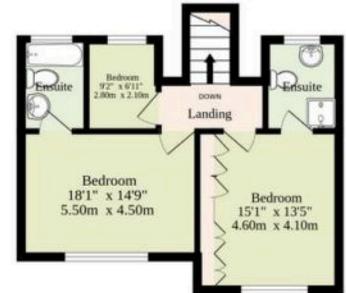
Ground Floor
1079 sq.ft. (100.2 sq.m.) approx.



1st Floor
723 sq.ft. (67.2 sq.m.) approx.



2nd Floor
706 sq.ft. (65.6 sq.m.) approx.



TOTAL FLOOR AREA : 2508 sq.ft. (233.0 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.
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