



18 Lower Street, Horning

Norwich



Minors & Brady

# 18 Lower Street

Horning, Norwich

A rare riverside home with private mooring and direct access to the River Bure. This end-terraced property enjoys driveway parking to the front and a prized waterside position with an approximate 30ft private mooring, ideal for boating enthusiasts. The accommodation is arranged over multiple levels and is filled with natural light thanks to its double-aspect design throughout. The layout includes multiple bedrooms, one with en-suite, additional shower facilities, and an integral garage offering flexibility for family living or guests. The upper living level features an open-plan sitting and dining space alongside the kitchen and WC, all flowing through to a bright sun room / balcony room with open river views. Outside, gated access leads to a south-west facing garden area, completing a unique opportunity to enjoy practical living with an exceptional Broads lifestyle.

- Rare end-terraced riverside home with direct access to the River Bure
- Approximate 30ft private mooring, ideal for boating and waterside living
- Driveway parking to the front for everyday convenience
- Arranged over multiple floors with flexible accommodation throughout
- Light-filled, double-aspect rooms enhancing space and outlook
- Multiple bedrooms including one with en-suite shower room, plus further shower facilities
- Integral garage offering storage and practical access
- Upper-level open-plan sitting and dining area with adjoining kitchen and WC
- Sun room / balcony room enjoying open views over the River Bure
- Gated access to a south-west facing garden area, ideal for outdoor sitting and relaxation





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## The Location

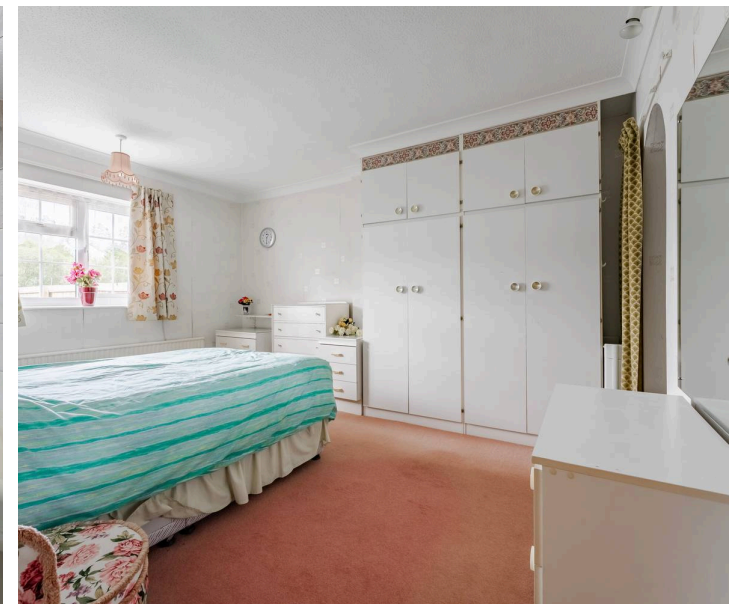
Lower Street sits within the heart of Horning, one of the most sought-after villages in the Norfolk Broads, renowned for its picturesque riverside setting and strong boating heritage. The village has a lively yet relaxed atmosphere, shaped by the steady flow of activity along the water and a community that embraces both permanent residents and visitors drawn to life on the Broads.

Day-to-day living is well supported by a range of local amenities, including convenience shops, cafés and a choice of well-known waterside pubs and restaurants, many of which enjoy views across the River Bure. The river itself is central to village life, offering direct access onto the Broads network and providing opportunities for boating, paddleboarding, riverside walks and waterside dining throughout the year.

Horning also benefits from a strong sense of community, with seasonal events and regattas forming a regular part of the village calendar and bringing a vibrant feel during the warmer months. Despite its popularity, the village retains an authentic and established character, with charming streets, traditional cottages and moorings woven naturally into everyday life.

Practical connectivity adds to the appeal. Public transport links connect Horning with nearby Wroxham and Norwich, while road access makes travel to the city, surrounding villages and the Norfolk coast straightforward. Local schools and services are accessible in neighbouring areas, making the village suitable for a range of lifestyles.

For those who enjoy the outdoors, the surrounding area offers scenic walking and cycling routes, with waterside paths, open countryside and nature reserves all close at hand.



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## Lower Street, Horning

This is a rare opportunity to acquire an end-terraced riverside home enjoying direct access to the River Bure and the benefit of an approximately 30ft private mooring. Positioned with parking to the front on a private driveway, the property combines practical access with an exceptional waterside setting, making it particularly appealing to those seeking life on the Norfolk Broads.

The house is arranged over multiple levels and is designed to make the most of its location, with double-aspect rooms and excellent natural light throughout. A porch entrance provides sheltered access into the home, leading through to an entrance hall that connects the ground-floor accommodation. This level includes a bedroom, a garage with integral access, a further bedroom with en-suite shower room, and an additional shower room, offering flexible sleeping or guest arrangements that work well for both family living and visiting friends.

The upper floor forms the main living space of the home and is arranged to take full advantage of the outlook. Here you'll find a kitchen, a separate WC, and a dining area that flows naturally into an open-plan sitting room. This layout creates a comfortable and sociable environment, well suited to everyday living as well as entertaining. At the river-facing side of the property, a sun room / balcony room enjoys open views across the River Bure, providing a bright and relaxing space to sit and watch life on the water.



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The top floor provides an additional bedroom, creating further flexibility and separation from the main living areas below. All levels benefit from good proportions and natural light, reinforcing the sense of space throughout the home.

Outside, the property enjoys gated access from the house to a south-west facing garden area, offering a private outdoor space that captures afternoon and evening sunshine. The proximity to the river and the private mooring allows for immediate access to boating and riverside activities, a feature that is increasingly hard to find in this location.

Overall, this is a distinctive riverside home that combines practical accommodation with one of Horning's most desirable features, direct River Bure access. The position, layout and mooring make it a genuinely rare offering, ideal for those looking to enjoy everyday waterside living without compromise.

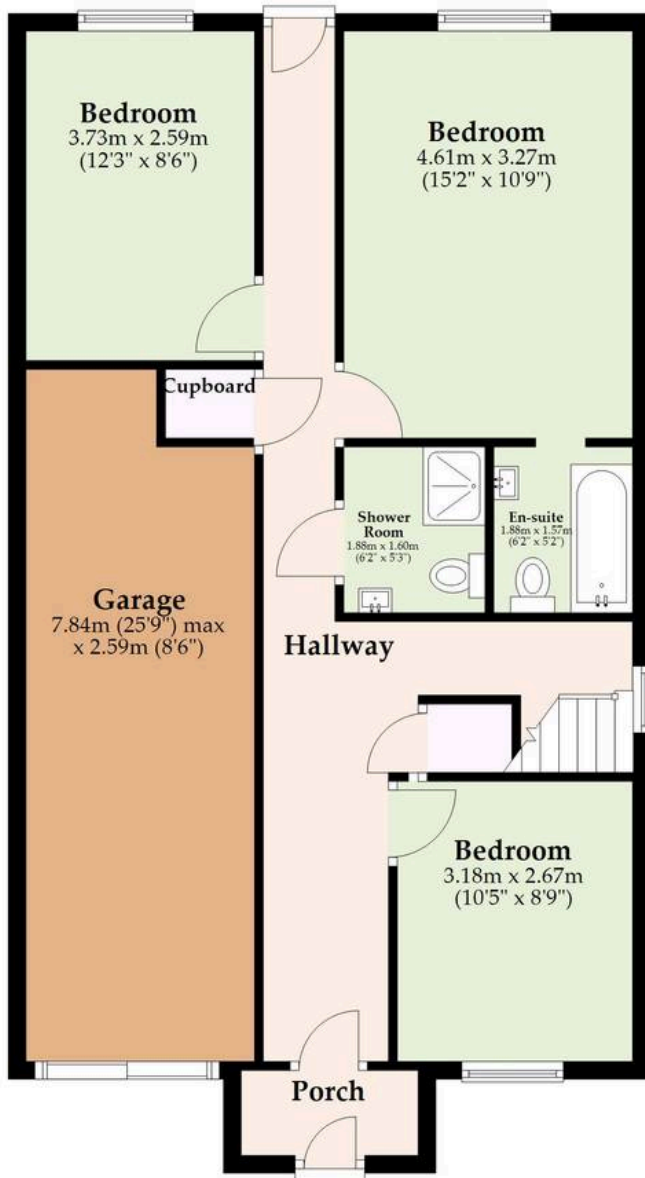
### Agents Note

This property will be sold freehold and connected to mains water, electricity, gas and drainage.



### Ground Floor

Approx. 77.5 sq. metres (834.3 sq. feet)



### First Floor

Approx. 80.0 sq. metres (861.0 sq. feet)



Total area: approx. 157.5 sq. metres (1695.2 sq. feet)

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.

Plan produced using PlanUp.

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