



# Riverside

RENTALS



## **Holiday Cottages on the Norfolk Broads**

Idyllic locations on the riverside,  
private moorings, pets & families welcome  
Day Boats also available

***Putting the R&R into Rest & Relaxation***

Tel: **01493 368300** or visit **[www.riverside-rentals.co.uk](http://www.riverside-rentals.co.uk)**

Welcome to Riverside Rentals a family run business in Norfolk that excels in the personal touch for your holiday with over 10 years' experience dealing with holiday cottages in the local area. We pride ourselves in knowing all of our cottages inside out so we can answer your questions from a truly knowledgeable position.

Riverside Rentals offer self-catering Norfolk Broads holiday cottages with character in superb positions around the Norfolk Broads & nearby villages. Our properties are located in their own grounds with either waterside gardens, river frontage or fabulous countryside views. A few properties even come equipped with private moorings. All of our houses are a home from home & you will find all you need for a pleasurable holiday. Stay with Riverside Rentals & you can benefit from the numerous pleasures of the Norfolk Broads & competitive boat hire.

Visiting the Norfolk Broads is a truly wonderful event that will stay with you for evermore. At the heart of the Broads is the gorgeous village of Horning. Situated near Wroxham on the River Bure, it is surrounded by lots of Broadland Villages each with their own unique charm. Whatever your leisure activity, whether it be bird-watching, fishing, walking, sailing, cycling or merely unwinding with family & friends, you will experience a holiday that will be treasured for ever. So where do you stay within this perfect holiday destination? This is where we at Riverside Rentals can assist.

Norfolk is a wonderful county with many beautiful landscapes, sandy beaches & rolling fields, whether in the summer or winter stunning views are not hard to come by. The magnificent city of Norwich has an unrivalled collection of heritage landmarks, spanning 1,000 years of history this blends beautifully with striking 21st century architecture. Norwich is a city alive with an inclusive atmosphere, compact enough to make you feel at home in days, but with enough sights, local delights & cultural vibrancy to entertain you for weeks. For those that like the seaside a must is a visit to explore Great Yarmouth, an ancient Norfolk port where the sea meets the Broads with amazing Medieval town walls, buildings designed by the Victorians, & a Minster dating to 1101 combined with the retro chic of the seaside, where you can ride the oldest wooden rollercoaster in the country & have a spin on the unique Joyland snails on the seafront or visit the Historic Hippodrome which is Britain's only surviving total Circus Building, built in 1903 by the legendary Circus showman George Gilbert. There is so much on offer in our wonderful county to keep any holidaymaker happy.

We work closely with our home owners to ensure the very best standards are maintained for those wanting to holiday in one of our many properties with many improvements being made yearly.

Richard & Claire always make sure each guest is made to feel right at home from the beginning to the end of their stay. Part of the fun is planning your holiday so if you have any questions about the area or specific activities we will always do our best to help. We are a family & pet friendly company & we look forward to seeing you soon.

All prices & availability can be found on our website [www.riverside-rentals.co.uk](http://www.riverside-rentals.co.uk).

All details of properties are deemed correct at the time of printing.  
Please check on our website for any new properties that may not be included in our brochure.

Where pets are permitted there may be a small charge, see the website or our terms & conditions for more information.

Fishing Season runs from June 16th to March 16th. Fishing licences are essential and can be purchased online or at Post Offices. Fishing can be arranged at private fishing lakes outside of these dates.

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Key



Horning

**Horning** is a quaint & peaceful little village nestled on the River Bure. There are waterside restaurants, cafes & beer gardens, a deli, village shops & a Post Office. There are beautiful walks to go on, St Benets Abbey is a must-see. Take a ride on the legendary Southern Comfort paddle steamer, or hire a boat from us to explore further afield.

On the other side of the river is Ranworth, home to a nature reserve & St Mary's church. Climb the steps of the church tower to witness the most spectacular views of the Broads. Bewilderwood & The Radar Museum are on the doorstep too.

**How Hill/Ludham** is a beautiful & unspoilt village. You can't visit without a trip to How Hill House with its spectacular secret garden, windmills, café, untouched Toad Hole Cottage now a small museum, & its stunning scenery & walks. Set sail from Womack Staithes or visit the Norfolk Wherry Trust & charter a trip on an original wherry. St Benet's Abbey is a sight to behold, & is a favourite of artists & photographers. It can be accessed by car or a leisurely stroll.

Ludham has good amenities including a pub (great carvery), cafes & a newsagent.



How Hill/Ludham

**Wroxham/Hoveton** is the heart of the Broads, & is a bustling riverside village. Home to the largest independent shop in England, Roys of Wroxham, you'll never be wondering where you could buy that thing you left at home! With a plethora of shops, pubs, restaurants & ice-creameries, & regular buses & trains (including the miniature Bure Valley line to Aylsham) you'll not have a dull moment, unless you want one! There's plenty of tranquillity to be found too. Wroxham is ideal for sitting by the water's edge & watching the world go by. Perfect for doing a spot of fishing, munching some local chips, feeding the ducks or participating in some obligatory waving at passing sailors.



Wroxham



Brundall

**Neatishead** is a quiet & quintessentially English village. A stone's throw from Horning & Hoveton, it has a village shop & post office, a very good pub, & of course the top secret Radar Museum. But shhh! We didn't tell you that!

**Brundall** is a riverside village with not one, but two train stations! Hop onboard & in 5 minutes you can be in the medieval 'fine city' of Norwich. Or 20 minutes in the other direction (east), you can be in Great Yarmouth enjoying all the fun of the seaside! Lots of riverside walks to enjoy & great fishing!



Potter Heigham

**Potter Heigham** is home to Lathams - a huge village store (sells fishing essentials), a chip shop, a pub, tearooms, newsagents & a boat yard.

The famous medieval bridge (built 1385) crosses the River Thurne, giving access to Hickling Broad & Horsey Mere. If you get lost, ask the locals where Potta-Ham is!

On arrival, get your fish & chips & a bag of duck food. Sit on the water's edge & watch the antics as boatmen attempt to pass under the extremely low bridge!

**Fishley** is a hamlet with just a church & a hall! Nestled between Upton & the market town of Acle, there are beautiful Norfolk scenes & you can see for miles. Cornfields, wind pumps, the winding River Bure & huge skies. You are truly away from it all. Bliss!

**Reedham** sits alongside the River Yare & is famous for its ferry, the last vehicular one in Norfolk.

With a couple of pubs, shops, a fish & chip shop, & a train station, it's your typical riverside village. Except this one also has a brewery & a small zoo! Pettitts Animal Adventure Park is perfect for a day with the children, & the Humpty Dumpty Brewery might be just the tonic afterwards! Is it a coincidence they can be found next door to each other?!



Reedham





1

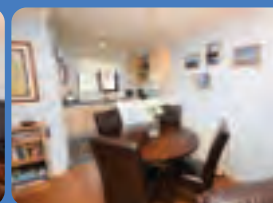
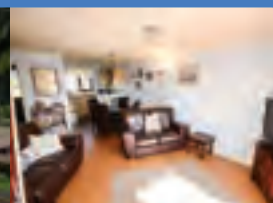
## Bittern

This waterside cottage is set just off the main river Bure at Horning & has main river views to your right. A waterside garden perfect for relaxing, BBQ's & fishing in your own grounds. The cottage is just a short walk from the villages facilities & local pubs.

Why not hire one of our day boats or picnic boats with your cottage so that you can explore the stunning Norfolk Broads during your holiday. Conveniently, our boats are located beside the parking bay for this property.

2 doubles (ground floor & first floor), 2 twin bedrooms (ground floor & first floor), 1 family bathroom downstairs, 1 shower room upstairs, storage heating, electric cooker & oven, fridge & freezer, dishwasher, microwave, toaster, TV/DVD/Freeview, iron, washing machine, duvets & bed linen & towels supplied. Parking for 2 cars approximately 50 metres from property. 60ft of secluded water frontage & mooring.

River fishing in season is permitted from the garden. No smoking in the property.



Property  
details at  
a glance

Sleeps 8  
Mooring ✓  
Fishing ✓

Backwater ✓  
Parking ✓  
Pets welcome ✓

Bed linen ✓  
Towels ✓  
Non smoking ✓

Ground floor  
bedroom ✓  
Ground floor  
bathroom ✓

Sleeps 4  
Mooring ✓  
Fishing ✓

Main River ✗  
Parking ✓  
Pets welcome ✗

Bed linen ✓  
Towels ✗  
Non smoking ✓

Ground floor  
bedroom ✗  
Ground floor  
bathroom ✗

Property  
details at  
a glance



2

## Bluebell Lodge

Situated in Horning's desirable Ferry Marina, this is as cosmopolitan as it gets in this quaint little riverside village. Bluebell Lodge is a modern property with all the benefits that brings, plus views of the water, boats & wildlife.

There is a decked area at the rear of the property overlooking the marina, which is perfect for catching fish or enjoying an ice cream. Or indeed both!

Fully fitted kitchen, electric storage heating, electric oven, hob & grill, fridge freezer, microwave, toaster, TV/DVD. Duvets & bed linen supplied. Family bathroom with shower. Parking for 1 car, patio furniture. River fishing from garden in season. Mooring space.

Smoking outside only please. Includes electricity & gas within the price.



3

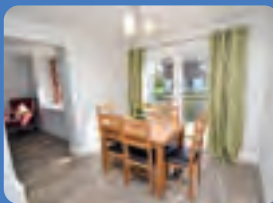
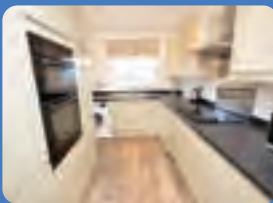
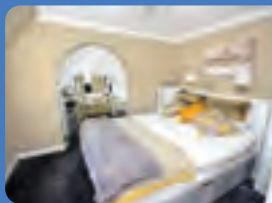
## Broadwater

Broadwater is a recently refurbished upside down property in the heart of Wroxham, just a two minute walk from all the shops and a stone's throw away from the main river.

Sit and enjoy the wonderful views from the balcony off the lounge – a real suntrap! Relax in the gorgeous riverside garden, perfect for fishing or whiling away the hours. The property sits on a basin just off the main river and you can see the passing boats in the distance. Access is also given to the decked area next door for those fishermen who wish to spread out a little.

The ground floor comprises of a kitchen-diner leading out to a decked area, king-sized en-suite bedroom, and a WC. Upstairs: king-sized bedroom with dressing room, a twin bedroom (2 singles) family bathroom and lounge with balcony.

STRICTLY a no smoking property. Parents Beware: This property has an unfenced river frontage, please be aware of this with children. Sorry no pets allowed here.



Property  
details at  
a glance

Sleeps 6  
Mooring ✓  
Fishing ✓

Main River ✗  
Parking ✓  
Pets welcome ✗

Bed linen ✓  
Towels ✓  
Non smoking ✓

Ground floor  
bedroom ✓  
Ground floor  
bathroom ✓

Sleeps 5  
Mooring ✓  
Fishing ✓

Main River ✗  
Parking ✓  
Pets welcome ✓

Bed linen ✓  
Towels ✓  
Non smoking ✓

Ground floor  
bedroom ✗  
Ground floor  
bathroom ✗

Property  
details at  
a glance

4

## Bure Banks

Superb living accommodation right in the heart of Wroxham & Hoveton near to Summercraft Boat Yard. Bure Banks has had a total make over, this stunning property has a modern, bright & airy space for you to enjoy your holiday. Traditional timber frame property on the riverside just off the main River Bure. Riverside garden area perfect for fishermen & plenty of parking. Whether you enjoy fishing, watching the wildlife & boats float by or just the peace & quiet, Bure Banks is perfect for all. Private gardens, plenty of parking and just a short walk from the shops, pubs & restaurants of Wroxham. If you are planning on coming away with friends and family and need another property close by, Bure Banks' sister cottage, Bure Croft is just next door and sleeps 8. See over the page.

Short breaks available during off peak times. STRICTLY a no smoking property.

Sleeps 5. 1 Kingsize bedroom with en-suite shower room, 1 twin bedroom (2 singles), 1 single bedroom, downstairs WC, family bathroom with shower, open plan lounge/diner, fully fitted kitchen, dishwasher, washing machine, Smart TV with internet access for Netflix etc/Freeview & Wifi. Decking area outside. Private mooring if you wish to hire a boat for your stay. All properties include electricity & gas within the price.





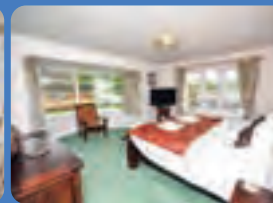
5

## Bure Croft

Superb living accommodation on the riverside right in the heart of Wroxham & Hoveton. All brand new, this beautiful wood-framed modern property is a bright, light & serene place to be. A fabulous holiday home for all the family, offering large spacious open plan living & plenty of outdoor space too. With a riverside garden & decked area, it's the perfect place to relax & take in the constantly changing view, or for a spot of fishing. There is also an enclosed & private grassed area, perfect for the little two legged & four legged members of your clan. With ample parking, either drive or take a short 10 minute walk to all the shops, pubs & restaurants of Wroxham. Short breaks available during off peak times. Need more room for friends and family? Bure Banks is directly next door and sleeps 5.

Ground Floor - Superking en-suite bedroom, open plan lounge/diner/kitchen, fully fitted kitchen including microwave & dishwasher. Lounge with Smart TV/DVD/Freeview & Wifi. WC/utility room with washing machine. Upstairs - Kingsize en-suite, 1 twin (2 single beds) & 1 double, family shower room.

Large decked area outside with table & chairs & sun loungers. Ramp access to decking. Private mooring.



Property  
details at  
a glance

Sleeps 8  
Mooring ✓  
Fishing ✓

Main River ✗  
Parking ✓  
Pets welcome ✓

Bed linen ✓  
Towels ✓  
Non smoking ✓

Ground floor  
bedroom ✓  
Ground floor  
bathroom ✓

Sleeps 6-10  
Mooring ✓  
Fishing ✓

Main River ✓  
Parking ✓  
Pets welcome ✓

Bed linen ✓  
Towels ✓  
Non smoking ✓

Ground floor  
bedroom ✓  
Ground floor  
bathroom ✓

Property  
details at  
a glance



6

## Bureville

A truly unique property set on the banks of the River Bure in Horning. First class in every department. Offers sleeping for 10 in 3 separate buildings, 6 in the main house, 2 in The Pod (annexe) & 2 in the self contained boat house. With amazing views over Norfolk marshland, over 100ft of quay headed mooring & accessed via a wood chip road she will give you a truly authentic Norfolk Broads holiday.

Main house: 1 queen bedroom, 2 twins (1 en-suite), Boathouse: 1 king size en-suite & The Pod: 1 double en-suite. Lounge with open plan dining area & fantastic views of the river, gas central heating, fully fitted kitchen including dishwasher. Freeview TV (in all rooms), DVD/Play Station 2. Boathouse has small kitchenette & utility room including washing machine & fridge/freezer.

Riverside mooring. Private parking for 3 cars. River fishing in season is permitted from the garden. No smoking in the property.





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## Buttercup Lodge

Buttercup Lodge is one of our desirable & modern properties on the Ferry Marina in Horning. With two bedrooms, (one double & one twin) upstairs, & open plan living downstairs, it's perfect for a family looking for a get-away, or friends coming for a spot of fishing or bird-watching together. With patio doors from the lounge, opening onto a decked area outside, it's just the place to pull up a chair, feed the ducks, dangle a rod, or have a glass of something cold.

Fully fitted kitchen. Electric storage heating. Electric oven, hob & grill, fridge, freezer, microwave, toaster. TV/DVD. Duvets & bed linen supplied. Bath with shower over. Parking for 1 car. Patio furniture. River fishing from garden in season. Free wifi nearby (local cafe & pubs).



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## Cavell

Cavell is a delightful 1 bedroom holiday cottage on the Peninsula, in the heart of Wroxham. The perfect escape for a couple, it offers the peace and quiet we all desire and is just a short walk over the bridge back into the hustle and bustle of Wroxham. An end of terrace cottage overlooking a large basin and the main River Bure. Sit and enjoy all the comings and goings of everyday life on the river, you'll never be short of birds or boats!

Fully fitted kitchen, fridge, microwave, TV/Freeview/DVD, electric heating throughout. 2 single beds in a mezzanine bedroom, bathroom with shower only. Bed linen provided. River fishing from garden in season (Mid June to mid March with licence). Smoking is permitted outside ONLY please. Electricity & gas included within the price.

Please note that the owner moors their boat at the property & next door. Fishing is still available from the side of the property in season.



Property  
details at  
a glance

Sleeps 4  
Mooring ✗  
Fishing ✓

Main River ✗  
Parking ✓  
Pets welcome ✓

Bed linen ✓  
Towels ✗  
Non smoking ✓

Ground floor  
bedroom ✗  
Ground floor  
bathroom ✗

Sleeps 2  
Mooring ✗  
Fishing ✓

Main River ✗  
Parking ✓  
Pets welcome ✓

Bed linen ✓  
Towels ✓  
Non smoking ✓

Ground floor  
bedroom ✗  
Ground floor  
bathroom ✗

Property  
details at  
a glance





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## Cormorant Cottage

Hidden away down a quiet back street in Reedham but opens out onto the main River Yare with wonderful marshland views. With the lounge on the first floor the views are breathtaking & perfect for all you wildlife watchers. Has good local amenities, the property is within walking distance from two local pubs. The village itself has a fish & chip shop, railway station, local shop & Post Office, cafe & ice cream shop.

3 double bedrooms (1 ground floor, 2 first floor 1 with en-suite shower room), family bathroom (shower over bath). Fully equipped kitchen, dishwasher, fridge/freezer, microwave, washing machine in utility area, 2 separate dining areas upstairs, lounge with outstanding wildlife views, conservatory with dining seating, oil central heating, free Wifi. Bed linen/tea towels provided (not towels). Private mooring for own boat or hiring one. Parking for 2 cars 300 yards from property. Fishing permitted from garden in season, licence is required. Pricing includes electricity & heating. This is a no smoking property. Parents please beware, that the property has an unfenced river front.

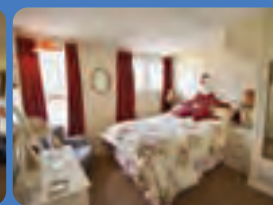
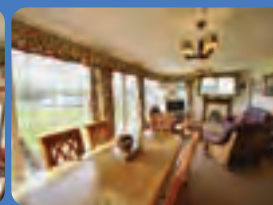


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## Cresta Cottage

An ideally situated chocolate box cottage set on the banks of the River Bure in Horning. With stunning views all around, this characterful thatched cottage is within walking distance of all of the local facilities including restaurants, pubs & shops. The property has its own mooring if you are bringing your own boat or hiring one for day trips out on the beautiful River Bure, or simply relax & watch the world go by from the garden.

2 double bedrooms (1 on the ground floor), 1 twin bedroom & 1 single bedroom all with wardrobes & drawers. Central heating, fitted kitchen, fridge, freezer, microwave, toaster, TV/DVD/Freeview, iron, duvets & bed linen provided. Family bathroom on the ground floor & a separate shower room. Parking for 2 cars. Fishing is permitted in season. This is a no smoking property.



Property  
details at  
a glance

Sleeps 5  
Mooring ✓  
Fishing ✓

Main River ✓  
Parking ✓  
Pets welcome ✗

Bed linen ✓  
Towels ✗  
Non smoking ✓

Ground floor  
bedroom ✓  
Ground floor  
bathroom ✓

Sleeps 7  
Mooring ✓  
Fishing ✓

Main River ✓  
Parking ✓  
Pets welcome ✓

Bed linen ✓  
Towels ✓  
Non smoking ✓

Ground floor  
bedroom ✓  
Ground floor  
bathroom ✓

Property  
details at  
a glance





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## Daisy Lodge

A modern well equipped cottage in Ferry Marina, Horning. Perfectly designed house with everything you could wish for on your family holiday. Private fishing at the rear of the property or just sit & while the hours away on the patio furniture.

Walking distance to the local pub, café & fish & chip bar. Decked area to the rear of the property overlooking the marina. 1 double bedroom, 1 twin bedroom (2 singles). Fully fitted kitchen, electric storage heating, electric oven, hob & grill, fridge freezer, microwave, toaster, TV Freeview, duvets & bed linen supplied, bath with shower over. Parking for 1 car. Patio furniture. Wifi available nearby (not from the property).

River fishing from garden in season. Smoking outside only please.



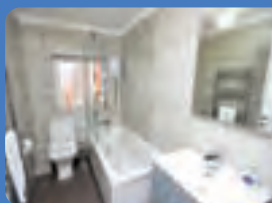
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## Drakes Dyke

On the banks of the river Bure in Wroxham you come across this gorgeous upside down house with stunning river views. This property is situated between the main River Bure & Wroxham Broad so water in every direction.

It's an upside down house so all of the living accommodation is upstairs with the bedrooms & bathrooms downstairs. The upstairs living area is accessed by a metal spiral staircase (be careful with small children) that opens up into the high vaulted ceilings & open plan living area with fabulous views of the river & all of the river traffic going by including the local wildlife. There is a balcony on the side of the property with views over Wroxham Broad.

Lounge seating for 6, dining seating for 6, GCH throughout, 1 Super king bedroom with ensuite bathroom & separate shower, 1 kingsize bedroom, 1 twin bedroom (2 singles), family bathroom - shower over bath, TV/Freeview/DVD, Wi-Fi, fridge/freezer, range style gas cooker, radio in kitchen, dishwasher, kettle, toaster, microwave, games room - table tennis, pool table, dart board. Garden furniture & gas BBQ outside - please bring your own gas. Parking for 2 cars - this is approx 200 metres from the house (no vehicle access). Private mooring for your own boat or if you are hiring a day boat.



Property  
details at  
a glance

Sleeps 4  
Mooring ✗  
Fishing ✓

Main River ✗  
Parking ✓  
Pets welcome ✗

Bed linen ✓  
Towels ✗  
Non smoking ✓

Ground floor  
bedroom ✗  
Ground floor  
bathroom ✗

Sleeps 6  
Mooring ✓  
Fishing ✓

Main River ✓  
Parking ✓  
Pets welcome ✓

Bed linen ✓  
Towels ✓  
Non smoking ✓

Ground floor  
bedroom ✓  
Ground floor  
bathroom ✓

Property  
details at  
a glance



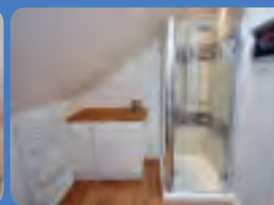
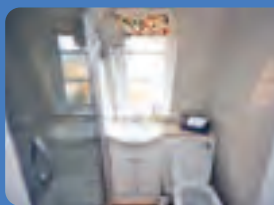


## Dutch Cottage

Fully refurbished for 2022! Please see website for new photos.

Dutch Cottage on Ferry Road in Horning is a lovingly updated cottage built in 1934 in the traditional Dutch barn style. Cute & quirky, this homely cottage sits on its own basin overlooking the main River Bure in view in the distance. Plenty of garden to relax in or fish to your heart's delight! Tucked out of the way with its own fenced area. Just a short walk to all the amenities in Horning, including pubs, cafes, village shops, deli & restaurants. The Ferry Inn being closest.

The broadland town of Wroxham, 'Capital of the Broads' is just a 5 minute drive away. 2 Double bedrooms & a sofa bed for 2 in the lounge, woodburner, bathroom with walk-in shower only, Fully fitted kitchen with electric oven, hob & grill, fridge, freezer, microwave, toaster, Nespresso coffee machine. TV/DVD/Sky TV, free Wifi, electric heating. Iron & ironing board. Parking for 3 cars. Patio furniture, river fishing from garden in season, private mooring, BBQ, shed provided for fishing tackle. Boat hire available. Unfenced river frontage. A no smoking property.



Property  
details at  
a glance

Sleeps 4+2  
Mooring ✓  
Fishing ✓

Main River ✗  
Parking ✓  
Pets welcome ✗

Bed linen ✓  
Towels ✓  
Non smoking ✓

Ground floor  
bedroom ✓  
Ground floor  
bathroom ✓

Sleeps 4  
Mooring ✓  
Fishing ✓

Main River ✗  
Parking ✓  
Pets welcome ✗

Bed linen ✓  
Towels ✓  
Non smoking ✓

Ground floor  
bedroom ✗  
Ground floor  
bathroom ✗

Property  
details at  
a glance



## Erequay - Boat House

Erequay Boat House is located in Wroxham, the Capital of the Broads. This loft style apartment is accessed up a private flight of stairs, with all accommodation on the first floor. The views from the balcony up the river are beautiful. Perfect for watching the sun go down with a drink in your hand or enjoying a morning coffee watching the village come to life. A short walk from all the local facilities and eateries for those who really are on 'holiday' and not wanting to cook. The perfect location for exploring the neighbouring villages and stunning waterways. Everything you need for a home from home.

Parents Beware: This property has an unfenced river frontage, please be aware of this with children. No use of boat shed permitted. Property is apartment over boat shed only, boat not included.

1 King-size bedroom with en-suite bathroom (shower over bath), 1 Twin bedroom (2 singles). Lounge seating for 4. Dining seating for 4. Heating throughout. Fully fitted kitchen, microwave, toaster, kettle, dishwasher, washing machine. Smart TV. Family bathroom with shower only. Free Wifi. Iron & board. No smoking. Parking for 1 car.



15



## Fennel

A beautiful high quality barn conversion in How Hill close to Ludham. Located down a quiet country road, with gorgeous green gardens surrounding this property, it is all you could wish for, for peace & tranquility. Bright, light & airy, it's ideally located for ramblers, fishermen, bird watchers & those just simply wishing to relax in the stunning Norfolk countryside.

Open plan lounge, kitchen & dining area includes LCD TV/DVD/Freeview, stereo with CD player, iron & board, washing machine, dishwasher, electric cooker & hob, microwave, kettle, toaster, fridge freezer, dining seating for 4, lounge seating for 5 including reclining chairs. Gas central heating. 1 double bedroom with en-suite shower room upstairs, 1 twin bedroom downstairs, family bathroom with over bath shower. Towels provided. Parking.

Free access to a private fishing lake directly across the lane from the property. River fishing can be done from mid-June to mid-March, the River Ant at How Hill is nearby and Womack Water and staithe is about a mile away in Ludham.



Property  
details at  
a glance

Sleeps 4  
Mooring ✗  
Fishing ✓

Main River ✗  
Parking ✓  
Pets welcome ✓

Bed linen ✓  
Towels ✓  
Non smoking ✓

Ground floor  
bedroom ✓  
Ground floor  
bathroom ✓

Sleeps 10  
Mooring ✓  
Fishing ✓

Main River ✓  
Parking ✓  
Pets welcome ✗

Bed linen ✓  
Towels ✓  
Non smoking ✓

Ground floor  
bedroom ✗  
Ground floor  
bathroom ✗

Property  
details at  
a glance

16



## Ferry View

Completely rebuilt in 2005, this is a beautiful thatched property on the banks of the river Bure in Horning. A magnificent home built above a large boathouse. It is this elevation & a wonderful large balcony that gives you the full benefit of the awe inspiring views out across beautiful Broadlands.

2 kingsize bedrooms (1 en-suite), 1 twin, 1 family room (1 king + 2 singles). Oil central heating, electric cooker & oven, fridge & freezer, dishwasher, microwave, toaster, TV/DVD/Freeview, WiFi, hair dryer, iron, washing machine. Duvets, bed linen & towels supplied. Parking for 3 cars within property grounds. 120ft river frontage with riverside mooring. South west facing garden. Utility room with shower, toilet & bait fridge. Travel cot & high chair.

River fishing in season is permitted from the garden. No smoking in the property.





17

## Fishley Hall

Driving down the farmers track through open fields in Fishley, you'd be mistaken to think you were on a road to nowhere. However you are met with this outstanding Georgian property. Set in 350 acres of beautiful Norfolk Countryside it's the perfect family & friends get together venue. We are here to help make your holiday dreams come true. Great to explore the broads on foot or by boat.

1 super king master bedroom (en-suite bathroom with shower & separate bath), 1 ground floor super king bedroom (en-suite shower room), 4 x super king or twin bedrooms, 1 super king bedroom, 1 king size bedroom, TV's in all bedrooms. Duvets, linen & towels provided. 3 family bathrooms with baths & separate showers (one with a TV in it!). Lounge with large TV, DVD, Freeview. Fully fitted kitchen with range oven, fridge, 2 dishwashers. Boot room/utility room with freezer, washer/dryer, large wine cooler (always essential). Biomass fuelled underfloor heating throughout. Cellar games room with 60" TV. Large conservatory & Victorian walled garden overlooking fields with garden furniture. Boat hire available nearby. No smoking property. Plenty of parking. A 10 minute walk to amenities in Acle and Upton (White Horse).

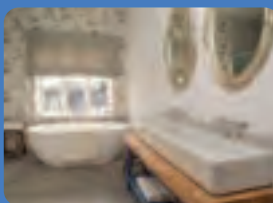


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## Grebe Cottage

If you want ducks on your doorstep & fish biting at your heel, then this is the place for you! Grebe Cottage is another of our modern & popular Ferry Marina properties in Horning. This lovely two bedroomed house has one double room & one twin, perfect for a family break, or friends wanting to escape their busy lives. The ground floor offers sociable open plan living, & patio doors from the lounge take you directly onto the decking by the water. Pull up a chair, put a maggot on your hook & open a cold bottle of something. Could there be anything better?

Fully fitted kitchen. Electric storage heating. Electric oven, hob & grill. Fridge. Freezer. Microwave. Toaster. BT TV/DVD. Duvets & bed linen supplied. Bath with shower over. Parking for 1 car. Patio furniture. River fishing from garden in season. Free wifi.



Property  
details at  
a glance

Sleeps 16  
Mooring ✗  
Fishing ✗

Main River ✗  
Parking ✓  
Pets welcome ✓

Bed linen ✓  
Towels ✓  
Non smoking ✓

Ground floor  
bedroom ✓  
Ground floor  
bathroom ✓

Sleeps 4  
Mooring ✓  
Fishing ✓

Main River ✗  
Parking ✓  
Pets welcome ✓

Bed linen ✓  
Towels ✗  
Non smoking ✓

Ground floor  
bedroom ✗  
Ground floor  
bathroom ✗

Property  
details at  
a glance



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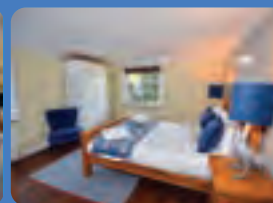
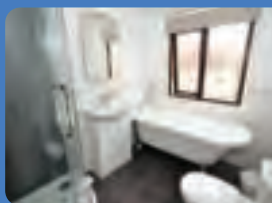


## Grebe House

Grebe House is right in the heart of Horning village, the "Jewel of the Broads" set back just off Lower Street with views across the village green and beyond the river so you still get to see the comings and goings of the village staithe and the boats up and down the river. This upside-down house is in a perfect location for you to explore the Broads by river, foot, walking distance from the heart of the village, The Swan pub and the Bure River Cottage Restaurant. Modern and welcoming, this property benefits from having downstairs bedrooms and a small living space for those less able but beautiful views from the upstairs lounge also. A small courtyard garden for those long summer nights, venture to the top of the garden for your views and sunsets at night. Although not right on the riverside, fishing would be permitted on the public staithe, perfect for those families with small children also who do not want to be right on the waterside.

Sleeps 6 (1 Double en-suite, 1 Double, 1 Twin) Groundfloor: Double bedroom, Twin (2 singles), family bathroom, fully fitted kitchen with dishwasher, electric oven, hob and grill, tall fridge freezer (separate fridge in utility room), microwave, toaster, washing machine, dining and lounging area in garden room. Upstairs: Double bedroom, lounge with balcony and TV/DVD/Freeview, shower room with WC.

Parking for 2 cars, Free wi-fi. STRICTLY a no smoking property.



Property  
details at  
a glance

Sleeps 6  
Mooring ✗  
Fishing ✓

Main River ✗  
Parking ✓  
Pets welcome ✓

Bed linen ✓  
Towels ✓  
Non smoking ✓

Ground floor  
bedroom ✓  
Ground floor  
bathroom ✓

Sleeps 6  
Mooring ✓  
Fishing ✓

Main River ✓  
Parking ✓  
Pets welcome ✗

Bed linen ✓  
Towels ✓  
Non smoking ✓

Ground floor  
bedroom ✓  
Ground floor  
bathroom ✓

Property  
details at  
a glance

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## Harnser Lodge

Beautifully refurbished for 2022!

Set in a perfect position right in the centre of the village of Horning, on the banks of the main River Bure. It is a typical Norfolk Broads cottage & benefits from having upside down accommodation with stunning views across the wonderful Norfolk countryside.

2 large double bedrooms (1 en-suite), 2 single bedrooms. Large open plan lounge/dining, fully fitted & equipped kitchen with dishwasher, large flat screen TV/DVD, Wi-Fi, HDMI cable for Sky Go. Family bathroom with separate shower.

Bed linen & towels provided. Utility room with washing machine. Garage storage for fishing tackle or bikes etc. Approximately 45ft of river frontage & garden area.

River fishing in season is permitted from the garden. No smoking in the property.





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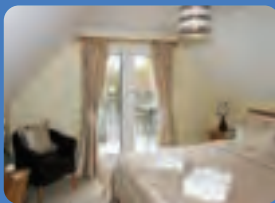
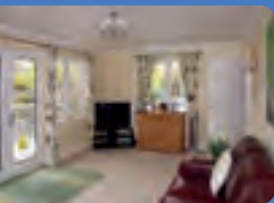
## Heron Cottage

Situated in the picturesque village of Horning in the heart of the Broadland, Heron Cottage occupies an enviable position at the head of a quiet side-dyke with uninterrupted views of the main River Bure. Built by the local craftsmen, Heron Cottage maintains an old world charm being of traditional, timber construction under a Norfolk thatched roof, whilst affording all the comforts of modern day living.

This spacious property has a master bedroom with king-size bed & balcony with superb views towards the main river. A further double bedroom & family bathroom with WC are also located on the first floor. The ground floor consists of a twin bedded room, shower room with WC, kitchen/diner & lounge. The fully fitted kitchen has integrated washer/dryer, dishwasher & fridge/freezer, microwave, built in oven & ceramic hob. The dual aspect, comfortable lounge has a smart television, phone, Blu-Ray/DVD player, portable radio & Wi-Fi access. French doors lead out onto a large sundeck at the water's edge with the patio furniture & sun loungers.

On-site parking for 2 cars. For an additional charge we are able to offer our fully equipped, eight seater day boat for hire including a full tank of diesel, insurance (exc. excess) buoyancy aids & private mooring.

Heron Cottage is the perfect base for you & your family from which to explore Norfolk & The Broads.

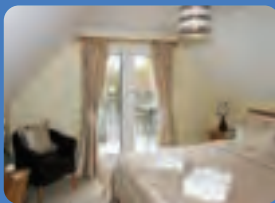
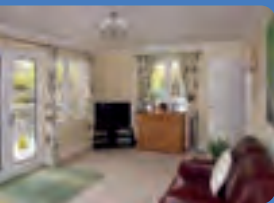


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## High Meadow

High Meadow is a deceptively spacious property that sits high up on a hill with amazing views over the river Bure between Coltishall & Wroxham in the quiet village of Belaugh. Lots of living space with a woodburner for those cosy nights in & the added benefit of a large conservatory overlooking the river. Sunset views from here are outstanding as the sun sets opposite the house above the river. The large garden leads down to a quiet part of the river, perfect for fishing or just sitting & watching the world float by. Parents beware, garden has unfenced river frontage. Owners boat is kept on the moorings but there is plenty of space if you are hiring a day boat.

Large open plan lounge/kitchen/dining area. Wood burner. Lounge seating for 8. Dining seating for 8. 1 Kingsize bedroom with en-suite shower room. 1 Double bedroom with en-suite shower room. 1 Double bedroom. 1 Twin bedroom (2 singles). Family bathroom with shower over bath. Downstairs WC. TV/Freeview/DVD. Wi-Fi. Large larder fridge. Games room. Separate freezer in utility room. Electric cooker & hob. Dishwasher. Kettle, toaster, microwave. Utility room with washing machine. Garden furniture & BBQ. Parking for 4 cars. Garden shed for fishing tackle. STRICTLY a no smoking property.



Property  
details at  
a glance

Sleeps 6  
Mooring ✓  
Fishing ✓

Main River ✗  
Parking ✓  
Pets welcome ✗

Bed linen ✓  
Towels ✓  
Non smoking ✓

Ground floor  
bedroom ✓  
Ground floor  
bathroom ✓

Sleeps 8  
Mooring ✓  
Fishing ✓

Main River ✓  
Parking ✓  
Pets welcome ✗

Bed linen ✓  
Towels ✓  
Non smoking ✓

Ground floor  
bedroom ✗  
Ground floor  
bathroom ✗

Property  
details at  
a glance





23

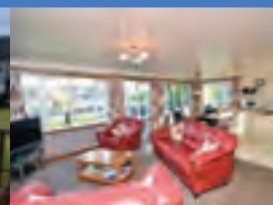
## Holkham Cottage

Holkham Cottage on the Peninsular in Wroxham is a delightful 2 bedroom holiday cottage in the heart of Wroxham. This cottage sits overlooking the main River Bure at Wroxham Bridge & opposite the Wroxham Hotel. You can sit on your own private terrace which is gated so you can relax whilst watching the comings and goings on the river, without worrying about little ones getting too close to the water.

The perfect family escape offering peace & quiet, but just a short walk back into the hustle & bustle of Wroxham. Sit on your decked terrace & enjoy the views.

This property benefits from its own mooring for those who would like to hire a dayboat or simply sit on the walk way & fish. River fishing from garden in season. (Licence needed.) STRICTLY a no smoking property.

1 Double bedroom. 1 Twin bedroom. Fully fitted kitchen. Central heating. Electric oven, hob & grill. Fridge. Microwave. Toaster. Dishwasher. TV/DVD/Freeview. Free Wifi. Iron & ironing board. Family bathroom (shower over bath). Parking for 1 car. Patio furniture. Electricity included.



Property  
details at  
a glance

Sleeps 4  
Mooring ✓  
Fishing ✓

Main River ✓  
Parking ✓  
Pets welcome ✗

Bed linen ✓  
Towels ✓  
Non smoking ✓

Ground floor  
bedroom ✗  
Ground floor  
bathroom ✗

Sleeps 6  
Mooring ✓  
Fishing ✓

Main River ✓  
Parking ✓  
Pets welcome ✓

Bed linen ✓  
Towels ✓  
Non smoking ✓

Ground floor  
bedroom ✓  
Ground floor  
bathroom ✓

Property  
details at  
a glance



24

## Kingfisher Lodge

Modern wood-clad property on a quiet back water off the main River Bure in Wroxham. Lots of space in the garden for fishing or perhaps hiring a boat for your holiday. Large decked area with garden furniture for you to sit & enjoy the evening sun with a large G&T. Relax, pour, enjoy!

The lounge, dining area & kitchen are all in one large room with french doors that open onto the enclosed decking which is gated to keep small children & pets safe from the waters edge. There are two toilets, one with bath upstairs & one with shower downstairs.

Electric heating, fully fitted kitchen with electric cooker & hob, open plan lounge/dining/kitchen with patio doors to the garden. Family bathroom with bath only upstairs, shower room & toilet downstairs. Bed linen & towels provided. Private fishing from the garden (licence is required). Private parking for 3 cars. Private mooring.





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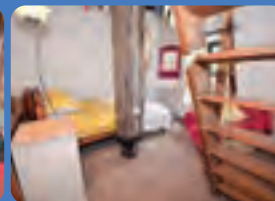
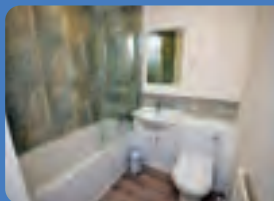
## Margherita

A cosy get away in the popular Broadland Village of Wroxham, a short walk from the centre including shops and restaurants. Private mooring space for day boat hire or fishing (max 20ft). Margherita is nestled away down a quiet back road, perfectly situated for evening strolls in the the 'Heart of the Broads' the village of Wroxham (Hoveton).

The property sits on a private basin just off the main river so the mooring is ideal for the keen fisherman/woman or just relax by the water with a glass or two on the private decked garden area. We are sure that you will be visited by the odd duck or 5 during your stay as well, so also perfect for the wildlife watcher.

It has recently been modernised (Aug 2020) and is a fabulous 3 storey base for your Norfolk Broads holiday.

1 Kingsize bedroom. 1 Twin bedroom (2 singles) with en-suite shower room. TV/Freeview. Fridge, freezer, microwave, electric cooker, kettle, toaster, washing machine. Free Wifi. Central heating and gas fire in lounge. Large open plan living / dining area. Family bathroom with shower over bath. Parking for 1 car. Bed linen and towels provided. No pets allowed here.



Property  
details at  
a glance

Sleeps 4  
Mooring ✓  
Fishing ✓

Main River ✗  
Parking ✓  
Pets welcome ✗

Bed linen ✓  
Towels ✓  
Non smoking ✓

Ground floor  
bedroom ✗  
Ground floor  
bathroom ✗

Sleeps 4  
Mooring ✓  
Fishing ✓

Main River ✓  
Parking ✓  
Pets welcome ✓

Bed linen ✓  
Towels ✓  
Non smoking ✓

Ground floor  
bedroom ✗  
Ground floor  
bathroom ✗

Property  
details at  
a glance



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## Martham Mill

This unique property, sleeping 4 (1 double, 1 twin) offers you the chance to stay in a Norfolk Windmill. Martham Mill has been converted in order not to detract from its original purpose, but still has all the facilities you require to enjoy your holiday.

The Mill stands proud in its own enclosed garden surrounded by idyllic Broads & Marshes & can be reached by boat or a 10 minute walk along a concrete path from your individual car parking space. Just stepping across the River Path onto the privately owned Mill Moorings and garden you have your own comfortable seating area where you can picnic, fish, birdwatch, and imagine Nelson as a young man learning to sail on the nearby Hickling Broad.

Watch the life on the River Thurne & adjacent Hickling Norfolk Wildlife Trust or just sit & do nothing! Fully fitted kitchen, dishwasher, microwave, electric cooker. Lounge & dining seating, TV with Freeview/DVD player. Electric heaters throughout. Family shower room. Bed linen & towels provided. Garden furniture, BBQ. Boat can be hired.



## Melrose

This tards of a property sits on the north east riverbank of the River Thurne in Potter Heigham. Lots of main river frontage here for fishing & a large shed with fisherman's bait fridge. This house is never-ending, when you step inside, there's lots of space for the whole family with a large kitchen in the heart of the house. Perfect for a peaceful relaxing break. Super comfortable inside & a home from home.

There is no vehicular access to this property, approximately a 15 minute walk to car parking area from the cottage. It's plot number 85A. Local shop, cafes, burger bar, fishing tackle shop, fish & chip shop & pub, all 15 minute's walk. Great Yarmouth is only 13 miles away & the historic city of Norwich 19 miles in the other direction.

Sleeps 6 (2 Double rooms, 1 Twin) This property has a £1 electricity meter - electricity is not included in your holiday cost.



**Property  
details at  
a glance**

Sleeps 6  
Mooring ✓  
Fishing ✓

Main River ✓  
Parking ✓  
Pets welcome ✓

Bed linen ✓  
Towels ✕  
Non smoking ✓

Ground floor  
bedroom ✓  
Ground floor  
bathroom ✓

# Do you have a riverside property to let? We would love to help.

You can trust us to make your holiday cottage a success because:

- We are an independent family-run business giving a personal service
- We are local and have an extensive knowledge of the Norfolk Broads
- We provide bespoke managing packages, from marketing-only to fully-managed
- We offer house-keeping and property maintenance with no marked-up costs
- We are a home-grown business with over 15 years' experience

  
**Riverside**  
RENTALS





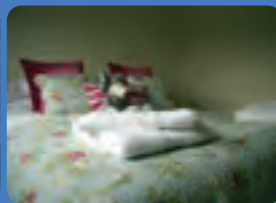
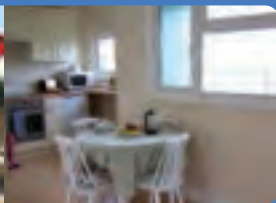
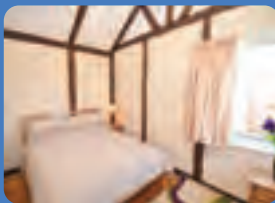
29

## Moon River Cottage

A traditional Broads cottage on the banks of the River Thurne at Potter Heigham, this delightful property is perfect for your family holiday by the river & for fishing breaks. A short walk from the car park (approx 10 mins) this cottage is your home from home. Having spent the afternoon there today, I want to go back already with a cold bottle of wine & sit & watch the world float by. Is it the end of the week yet?!

1 double, 1 twin room (2 singles). Fully fitted kitchen, microwave, toaster, iron & small board. Open plan lounge/kitchen/dining area with Freeview TV/DVD, free Wifi. Bathroom with shower cubicle. Bed linen included. Garden furniture for 4. Parking for 1 vehicle.

River fishing from the garden is permitted in season.



Property  
details at  
a glance

Sleeps 4  
Mooring ✓  
Fishing ✓

Main River ✓  
Parking ✓  
Pets welcome ✓

Bed linen ✓  
Towels ✕  
Non smoking ✓

Ground floor  
bedroom ✓  
Ground floor  
bathroom ✓

Sleeps 2 + 2  
Mooring ✓  
Fishing ✓

Main River ✓  
Parking ✓  
Pets welcome ✓

Bed linen ✓  
Towels ✓  
Non smoking ✓

Ground floor  
bedroom ✓  
Ground floor  
bathroom ✓

Property  
details at  
a glance



30

## Old Mill

Lovely riverside cottage superbly located on the banks of the Norfolk Broads near Upton & Acle. If you are looking for peace, tranquility and to get away from it all, this is the place! Old Mill stands entirely on its own, with spectacular views in all directions, over the river, marshes and idyllic Norfolk countryside. Wonderful for nature lovers, birdwatchers, fishermen, walkers, or just those who just need to relax. Excellent for fishing breaks or quiet family fun by the water. Fishing from the lawn. Mooring available alongside cottage, boat hire available nearby. Perfect retreat to watch the world go by & no neighbours. Access from Acle bridge on foot, 10-15 min walk, parking at the bridge available (small charge). Great village pub (White Horse) 20 min walk in Upton or 15 min to Acle Bridge Inn.

Sleeps 2 plus 2, 1 bedroom & sofa bed in living area. Separate bathroom with shower/WC. Duvets, linen & towels provided. Fitted kitchen with oven, fridge, microwave. Open plan living space with dining table. TV & DVD. Electric heating throughout. Front door leads out to secure decking area. Garden table & chairs. Great to explore the broads on foot, bike or by boat. Boat hire available nearby. Close to 2 pubs & café. No smoking property. Short breaks available all year round.





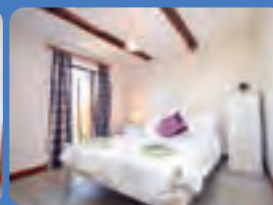
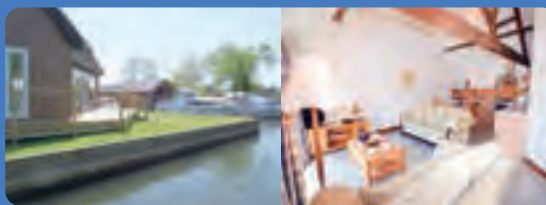
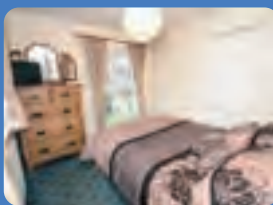
31

## Owlswick

Traditional Norfolk thatched Cottage in Horning, fully refurbished for 2022, with 150ft water frontage to 3 sides on a quiet backwater of the River Bure. This peaceful haven benefits from the views over the main river, but the quiet waters of the dyke, perfect for undisturbed fishing. A little bit of modern in a traditional cottage with large decked area to sit and while the hours away in the heart of this popular Broadland village.

South facing lounge with French doors to verandah. Open plan lounge/dining/fully fitted kitchen including dishwasher & washing machine. Gas central heating. All TV's with freeview. DVD player & Wifi. Sleeps 6+1.

1 King-sized bedroom with en-suite shower, 1 Double bedroom & 1 twin bedroom - 2 singles with an additional pull-out single bed. Family bathroom with separate shower cubicle. Large waterside lawn & decked area, ramp access, adjacent parking for 2, outside lockable shed. Linen and towels supplied. Fishing permitted in season from the garden.



Property  
details at  
a glance

Sleeps 6+1  
Mooring ✓  
Fishing ✓

Main River ✗  
Parking ✓  
Pets welcome ✓

Bed linen ✓  
Towels ✓  
Non smoking ✓

Ground floor  
bedroom ✓  
Ground floor  
bathroom ✓

Sleeps 4  
Mooring ✗  
Fishing ✓  
Main River ✗

Parking ✓  
Pets welcome ✓  
Bed linen ✓

Towels ✓  
Hot Tub ✓  
Non smoking ✓

Ground floor  
bedroom ✓  
Ground floor  
bathroom ✓

Property  
details at  
a glance



32

## Parsley

A stunning high quality barn conversion in How Hill close to Ludham. Bright, light & airy, it's ideally located for ramblers, fisherman, bird watchers or those just simply wanting to relax in the beautiful Norfolk countryside.

Open plan lounge, kitchen & dining area includes LCD TV/DVD/Freeview, stereo with CD player, iron & board, washing machine, dishwasher, electric cooker & hob, microwave, kettle, toaster, fridge freezer. Dining seating for 4, lounge seating for 4. Gas central heating. 1 double bedroom, 1 twin bedroom both downstairs. Family shower room. Towels & bed linen provided. Hot Tub. Parking. Courtyard garden with patio furniture.

Free access to a private fishing lake directly across the lane from the property. River fishing can be done from mid-June to mid-March, the River Ant at How Hill is nearby and Womack Water and staithe is about a mile away in Ludham.



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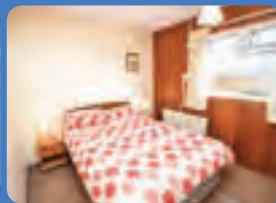


## Patikipa

A traditional cottage that sits near to the Potter Heigham bridge, just a few minutes walk to the North Bank side. With 42ft of river frontage & waterside garden to sit & watch the world float by. Fabulous unopposed views front & back of the cottage for the twitchers among you. See what wildlife you can spot in the reeds opposite the cottage.

1 double bedroom & sofa bed in lounge. Fully fitted kitchen with microwave, dishwasher, lounge seating for 4, TV with freeview, dining seating for 4. Bed linen provided. Electric heating throughout. Bathroom with bath only, shower fixings to taps. £1 electricity meter. Garden table & chairs.

Parking is available at Lathams, please contact them directly for this.



Property  
details at  
a glance

Sleeps 2 + 2  
Mooring ✓  
Fishing ✓

Main River ✓  
Parking ✗  
Pets welcome ✓

Bed linen ✓  
Towels ✗  
Non smoking ✓

Ground floor  
bedroom ✓  
Ground floor  
bathroom ✓

Sleeps 4  
Mooring ✓  
Fishing ✓

Main River ✓  
Parking ✓  
Pets welcome ✗

Bed linen ✓  
Towels ✓  
Non smoking ✓

Ground floor  
bedroom ✓  
Ground floor  
bathroom ✓

Property  
details at  
a glance

34



## Pinewood

Situated on the River Yare at Brundall with fantastic views up & down the river, this is a great place to spend your holidays. Brundall is a wonderful little village on the banks of the River Yare which offers everything you need for those who don't like to travel far when on your hols. For those who like to venture out, you are a short distance from Norwich & Yarmouth. There is a rail connection to both as well as Lowestoft & all the surrounding villages.

1 double bedroom, 1 twin (2 singles). Lounge/dining seating for 4, fully fitted kitchen, washing machine/dryer, electric heating, electric oven/hob/grill, fridge freezer, microwave, toaster, TV/DVD, Freeview, radio. Duvets/bed linen, bath/hand towels provided. Bathroom with walk in shower, hairdryer, iron & board. Parking for 2 cars. Patio furniture, shed with bait fridge. Private mooring. River fishing from garden in season. Smoking outside please.





35

## Poppy

A gorgeous shepherds hut set in a small & well maintained campsite in How Hill, Ludham, Norfolk. This cute glamping hut is perfect for those looking for a base in which to explore the Norfolk Broads. Short walk over to the spotless showers & washing up facilities.

River fishing nearby (approx half a mile) How Hill in season. Residents also have fishing provided at a nearby lake. All electric included in the price.

Electric heating. Tea & coffee making facilities, small fridge, toaster, TV/Freeview, free Wifi, Stereo CD player. Duvets & bed linen supplied, towels provided. Short walk to toilet/shower & washing facilities (£1 meter for hot water). Parking. Enclosed garden with garden furniture.



36

## Rebel

This bright & airy terrace property is right in the heart of Wroxham next to the famous Wroxham Bridge. Perfect base for exploring the Broads, just a few minutes' walk into "The Capital of the Broads" (Wroxham/Hoveton). Rebel is a delightful 2 bedroom holiday cottage on the Peninsula, in the heart of Wroxham. This cottage sits overlooking the main River Bure at Wroxham bridge & opposite the Wroxham Hotel, you can sit on your private terrace & watch the comings & goings on the river. The perfect family escape it offers the peace & quiet we all desire & is just a short walk back into the hustle & bustle of Wroxham. River fishing from the garden in season (mid June to mid March in accordance with required licence). STRICTLY a no smoking property. Smoking is permitted outside ONLY please. Electricity included.

Includes 1 double bedroom, 1 bedroom with single bed & 1 pull out bed, fully fitted kitchen, electric heating, electric oven, hob & grill, fridge, microwave, toaster, TV/DVD/Freeview, free Wifi, duvets & bed linen supplied, towels provided, family bathroom shower over bath, parking for 1 car, patio furniture.



Property  
details at  
a glance

Sleeps 2  
Mooring ✗  
Fishing ✓

Main River ✗  
Parking ✓  
Pets welcome ✓

Bed linen ✓  
Towels ✓  
Non smoking ✓

Ground floor  
bedroom ✗  
Ground floor  
bathroom ✗

Sleeps 2 + 2  
Mooring ✗  
Fishing ✓

Main River ✓  
Parking ✓  
Pets welcome ✓

Bed linen ✓  
Towels ✓  
Non smoking ✓

Ground floor  
bedroom ✗  
Ground floor  
bathroom ✗

Property  
details at  
a glance





37

## Rendezvous

Rendezvous is a truly wonderful property on the banks of the River Bure in Wroxham. With 2 large en-suite bedrooms, a big kitchen/diner & an upstairs lounge. Occupying an amazing plot on the main river Bure with views over the main river & fishing just off on the corner of the dyke. There is a wonderful decked area offering fantastic views up river. Great for fishing, BBQ's or just relaxing & watching the world go by. Walking distance from the centre of Wroxham. NOTE: Unfenced river access. STRICTLY a no smoking property.

1 Kingsize bedroom en-suite shower room (upstairs). 1 Twin bedroom en-suite bathroom - separate shower (downstairs). Fully fitted kitchen. Washing machine. Iron & board. Dishwasher. Dining seating for 4 downstairs. Lounge seating for 4 upstairs. TV/DVD. Ipod dock. Free Wifi. Downstairs cloakroom. Large decked area with bi-fold doors. Private mooring at the front of the property. Parking for 2 cars. Ramp access. Day boat or rowing boat with outboard (seats 4) available for hire. Pricing includes all electricity & heating costs.



Property  
details at  
a glance

Sleeps 4  
Mooring ✓  
Fishing ✓

Parking ✓  
Main River ✓  
Pets welcome ✗

Bed linen ✓  
Towels ✓  
Non smoking ✓

Ground floor  
bedroom ✓  
Ground floor  
bathroom ✓

Sleeps 4  
Mooring ✓  
Fishing ✓

Main River ✓  
Parking ✓  
Pets welcome ✗

Bed linen ✓  
Towels ✓  
Non smoking ✓

Ground floor  
bedroom ✓  
Ground floor  
bathroom ✓

Property  
details at  
a glance



38

## Riverside Lodge

Stunning unique riverside holiday home situated on the River Yare at Brundall with views up & down the river. Riverside Lodge is a stunning newbuild, sat on the banks of the River Yare in Brundall, with panoramic views of the river & the beautiful Norfolk countryside. When the sun is shining, you can open the bifold doors onto the wraparound decked area, where you can while away your days, relaxing, fishing, watching the wildlife, dining, or just drinking in the scenery.

The village of Brundall offers the best of all worlds - countryside, coast, city & the Norfolk Broads! Amenities are on your doorstep (including pubs, restaurants & takeaways), there are wonderful walks & cycle routes to enjoy, boats can be hired from Brundall for exploring the Southern Broads & there are two railway stations.

1 Kingsize bedroom with en-suite shower room. 1 Twin bedroom (2 singles). Family bathroom shower only. Lounge & dining seating for 6, fully fitted kitchen, electric oven, hob & grill, fridge freezer, microwave, toaster, dishwasher, washing machine, wine cooler. TV/DVD Freeview, free Wifi. Iron & board. Patio furniture, private mooring, gas BBQ, parking for 3 cars. River fishing from garden in season. STRICTLY a no smoking property.





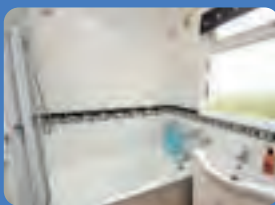
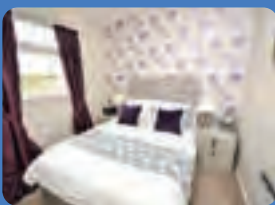
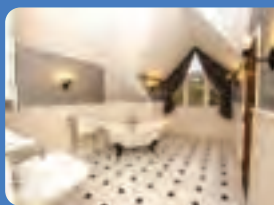
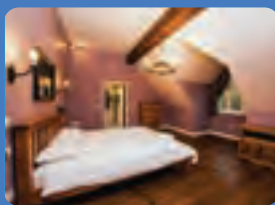
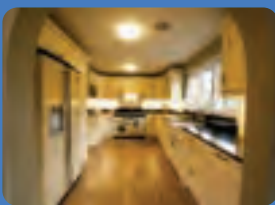
39

## Riversmead Cottage

A beautiful cottage in Horning, completely rebuilt in 2011. No expense spared the property has expansive windowed frontage (120ft) that almost overhangs the river & makes you feel that you are literally on the water. Additionally, there is substantial decking which will allow everyone to fish the main river or just relax & enjoy the beautiful views. The boat shed provides plenty of storage for equipment, plus the possibility to rent a boat to fish or for pleasure cruising.

4 bedrooms: 1 superking. (upstairs) with en-suite bath, shower/steam room, separate WC, 2 x hand basins, 1 dbl. with en-suite shower, WC, hand basin, 1 dbl., 1 twin (2 singles). Towels/bed linen provided. TV/Freeview, DVD/CD, Wifi, utility room with washing machine/dryer. Fitted modern kitchen with all facilities. Family bathroom with shower only, bathrooms have full standing showers. All electric & fuel costs included. Garden furniture & BBQ outside. Mooring space. Parking for 1 car.

Unfenced river frontage extra care needs to be taken with children.



Property  
details at  
a glance

Sleeps 8  
Mooring ✓  
Fishing ✓

Main River ✓  
Parking ✓  
Pets welcome ✗

Bed linen ✓  
Towels ✓  
Non smoking ✓

Ground floor  
bedroom ✓  
Ground floor  
bathroom ✓

Sleeps 6  
Mooring ✓  
Fishing ✓

Main River ✓  
Parking ✓  
Pets welcome ✓

Bed linen ✓  
Towels ✓  
Non smoking ✓

Ground floor  
bedroom ✓  
Ground floor  
bathroom ✓

Property  
details at  
a glance



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## Riverview

Sits on the North West Bank of the River Thurne at Potter Heigham just a short walk from Potter Heigham bridge (approx 5 mins). Plenty of river frontage here (80ft), lots of room to fish or just relax & watch the world float by. Recently redecorated, all ready to go for your family, fishing or wildlife spotting break.

2 double bedrooms, 1 twin (2 singles). Electric heating throughout. SMART TV, CD player & clock radio. Fully fitted kitchen, electric cooker, large slow cooker, toaster, microwave. Bath with shower over. Open plan lounge/dining area, seating for 6. Bed linen & towels provided. Free Wifi. £1 electricity coin meter. 1 parking space included at Lathams. Garden furniture.





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## Royal Retreat

Sat on the banks of the River Bure, it is indeed a retreat, light and airy and ideally situated in Hoveton (Wroxham). Away from the hustle and bustle, but within walking distance of all the amenities, cafes, shops and train station etc.

Royal Tiger dayboat is available to hire with the property for the week, for an extra charge. It is moored here at all times even when not in use but does not distract from your view or the garden space.

2 king size bedrooms, 1 twin (2 singles). Fully fitted kitchen. GCH. Gas hob, oven & grill, fridge, freezer, microwave, toaster, dishwasher, washing machine, Nespresso coffee machine (bring own capsules), Large TV/CD/DVD/Freeview/Blue Ray, wireless speaker for iPhones/Androids, free Wifi. Bed linen & towels supplied. Family bathroom shower over bath. Conservatory/games room at the rear with pool table & games table. Parking for 3 cars. Gas BBQ & gas pizza oven (please bring your own green patio gas canister), Outside shed for fishing equipment storage & bait/beer fridge in the conservatory. STRICTLY a no smoking property.



Property  
details at  
a glance

Sleeps 6  
Mooring ✓  
Fishing ✓

Main River ✗  
Parking ✓  
Pets welcome ✗

Bed linen ✓  
Towels ✓  
Non smoking ✓

Ground floor  
bedroom ✓  
Ground floor  
bathroom ✓



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## Teal Lodge

Overlooking Ferry Marina in Horning, Teal Lodge is a modern, detached, spacious upside down waterside lodge. Perfect all year round for fishing or just relaxing and enjoying the views. Conveniently close to all local amenities, it is a great base to explore the Norfolk Broads. A real home from home. Relax on the balcony & watch the world go on around you.

Ground floor: Double master bedroom with en-suite shower room, 1 twin bedroom with patio doors to waterside deck, family bathroom, utility room.

First floor: Spacious open plan lounge/diner with south facing balcony overlooking marina. Fully fitted modern kitchen, electric hob, oven, grill, gas central heating, free Wifi, dishwasher, fridge freezer, washing machine, microwave, toaster, iron/board. Large flat screen TV (satellite FreeSAT)/DVD. Duvets/bed linen & towels supplied. Gas/electric included. Large south facing waterside deck area with patio furniture. Private mooring & small side garden suitable for storage of fishing gear/kayaks etc. Private parking for 2 cars. River fishing from deck (in season). Smoking outside only.



Sleeps 4  
Mooring ✓  
Fishing ✓

Main River ✗  
Parking ✓  
Pets welcome ✗

Bed linen ✓  
Towels ✓  
Non smoking ✓

Ground floor  
bedroom ✓  
Ground floor  
bathroom ✓

Property  
details at  
a glance





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## The Annex

The Annex is a totally self-contained cottage in the small village of Ludham filled with all you need, cosy home from home for your stay. Located a short 5-10 min walk from Womack Staithe. Although you are not located right on the water, a short wander up a quiet lane & you can sit & feed the ducks, grab a coffee from the local shop & enjoy the comings & goings. Perfectly located as a base for you to explore the Norfolk Broads, Norwich & Great Yarmouth.

This property is attached to the owners' house, however it is totally self-contained. You have use of the garden area which again is private. Garden furniture is also provided.

STRICTLY a no smoking property. One well-behaved pet is welcome here (small charge) Electricity & gas included within the price.

1 double bedroom. Large central living space. Conservatory with seating & heating to enjoy the wonderful gardens. Fully fitted kitchen, washing machine, fridge/freezer, TV/Freeview, GCH, Iron & ironing board Bathroom with shower cubicle. Parking. Bed linen & towels provided. Garden patio set. Garden access.



Property  
details at  
a glance

Sleeps 2  
Mooring ✗  
Fishing ✗

Main River ✗  
Parking ✓  
Pets welcome ✓

Bed linen ✓  
Towels ✓  
Non smoking ✓

Ground floor  
bedroom ✓  
Ground floor  
bathroom ✓



Sleeps 8  
Mooring ✓  
Fishing ✓

Main River ✓  
Parking ✓  
Pets welcome ✓

Bed linen ✓  
Towels ✓  
Non smoking ✓

Ground floor  
bedroom ✗  
Ground floor  
bathroom ✗

Property  
details at  
a glance

## The Boat House

The Boat House in Horning on the River Bure is ideal for families or couples. It is set back at the end of a long dyke, giving you extra tranquillity whilst preserving views over the marshland in front of you from the beautiful balcony & lounge on the first floor. A long riverside garden leads to a summer house at the end if you felt the need to sit closer to the water & watch the boats meander on by, perhaps with a glass of wine in hand. Hire a dayboat or bring your own canoes & Kayaks (Broads Toll chargeable), with plenty of mooring space available. Fishermen have plenty of river frontage & the dyke to fish from. With stairs up to the first floor & no living accommodation on the ground floor we wouldn't recommend this property for those less able.

Central electric heating. Fully fitted kitchen. Lounge/Dining room with patio doors to the balcony. Lounge seating - 8. Dining seating - 8. 1 Kingsize bedroom with ensuite shower, 2 Kingsize bedrooms, 1 Twin bedroom (2 singles), Family bathroom with separate shower & bath. 50 inch TV/Sky/DVD, Wi-Fi. Fridge/freezer, dishwasher, kettle/toaster/microwave, washing machine. Parking for 3 cars. Private mooring for your own boat or if you are hiring a day boat. Lockable summer house for your fishing tackle. STRICTLY a no smoking property. PLEASE NOTE: The owner's boat is kept at the property & they will have access to this.



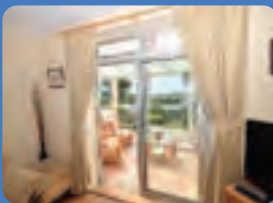
45



## The Cottage

This gorgeous cottage is hidden away down a quiet back street in Reedham but opens out through the back garden onto the main River Yare with wonderful marshland views. Peaceful & relaxing is what you get from this property as soon as you walk in. Twitchers delight as there has even been a Black Kite spotted from this garden. Fishing is permitted from the garden in season - (licence is required), so this spot is perfect for a wildlife break. Sitting in the garden the world also floats by so if it's just for relaxing, this place is perfect. Well behaved pets welcome (small charge). Pricing includes electricity, there is a small heating supplement Oct-April inclusive. Parents please note although the garden is gated children can still access river frontage. STRICTLY a no smoking property. Smokers are allowed to smoke outside but not inside the house.

Upstairs: 2 Double bedrooms, 1 single with additional single pull-out bed, Bathroom with separate shower cubicle. Downstairs: Lounge seating & dining seating for 6 people. Wood burner. TV + DVD, free Wifi. Oil central heating (available during the winter only - small supplement). Fully fitted kitchen, washing machine, dishwasher, microwave, fridge & separate freezer. WC. Utility room. Travel cot & high chair available. Stairgate. 1st basket of logs free thereafter available locally. Non-smokers. Totally enclosed garden, decking + furniture. Fenced access to river with private moorings. Immediate Parking down a narrow lane plus garage for small car.



Property  
details at  
a glance

Sleeps 6  
Mooring ✓  
Fishing ✓

Main River ✓  
Parking ✓  
Pets welcome ✓

Bed linen ✓  
Towels ✓  
Non smoking ✓

Ground floor  
bedroom ✗  
Ground floor  
bathroom ✗

Sleeps 4  
Mooring ✓  
Fishing ✓

Main River ✗  
Parking ✓  
Pets welcome ✗

Bed linen ✓  
Towels ✓  
Non smoking ✓

Ground floor  
bedroom ✓  
Ground floor  
bathroom ✓

Property  
details at  
a glance

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## The Firs

This brand new single-level wooden cottage is an absolute home from home right in the heart of Wroxham & Hoveton down a quiet lane. Upon entering The Firs, it is light, airy & spacious. There are two large king-size bedrooms, one with an en-suite shower room, a family bathroom & a large open-planned living area with a vaulted & beamed ceiling. The modern, well stocked kitchen opens onto the lounge, which has wonderful views over the garden & water outside. Large bifold doors mean that wherever you are in the living area, you can enjoy the views. After a day out exploring the Norfolk Broads simply relax in the beautiful surroundings. Perfect for those who are less mobile too with ramp access to the front door from the parking area (step access in the garden).

2 Kingsize Bedrooms - 1 with en-suite shower room, additional family bathroom with shower over bath. Open plan lounge/diner, Fully fitted kitchen, dishwasher, washing machine/dryer. TV & DVD player, free Wifi. Ramp access from parking area. Covered veranda with garden furniture step access to garden. Rowing dinghy included. Private mooring if you wish to hire a boat for your stay too (dayboat size only). Parking for 2 cars at the back of the property. Owners motor launch available to hire subject to availability. PLEASE NOTE: This property has an unfenced river front. STRICTLY a no smoking property.







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## The Moorings

The Moorings in the heart of Wroxham is a short walk from all of the local shops, pubs & restaurants. A traditional timber framed property on the water's edge just off the main river in a dyke. Whether you enjoy fishing, watching the wildlife & boats float by or just the peace & quiet, it is perfect for all. A real tardis of a property as once inside there is lots of space & the bright decor is like a breath of fresh air.

Short breaks available during off peak times.

1 King-size bedroom. 1 Twin bedroom (2 singles) with en-suite shower room. Single level property throughout. Family bathroom with shower only. Fully fitted kitchen. Washing machine. Under counter fridge & separate freezer. Smart TV with internet access for Netflix etc/Freeview & Wifi. Decked area outside with enclosed gated garden. BBQ (charcoal). Outside storage for fishing gear. Private mooring if you wish to hire a boat for your stay (dayboat size only). Parking for 2 cars at the back of the property. STRICTLY a no smoking property.



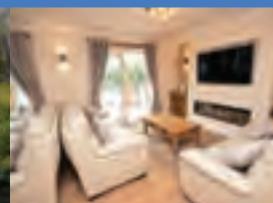
48

## The Peninsula

The Peninsula has been totally refurbished & sits in the heart of Horning village, overlooking the main River Bure. This superior property has its own private enclosed garden with a hot tub & mooring. A beautiful balcony will give you panoramic views of Horning village & Swan Bend with the added bonus of a riverside hot tub. This upside-down property has most of the bedrooms on the ground floor, the living accommodation is on the first floor, and an en-suite bedroom within the spacious eaves of the second floor.

Watch the world float by from the comfort of your armchair with a glass in hand from the balcony. Wildlife watching is a must from here & you will also capture the stunning sunsets whether its summer or winter time. River fishing from garden in season, licence is required.

Ground floor: 1 King size bedrooms (en-suite). 2 Twin bedrooms (4 singles), family bathroom with shower only. 1st Floor: Lounge, Fully fitted kitchen with oven, hob & grill, fridge freezer, microwave, dishwasher, washing machine, toaster. TV/DVD. 2nd Floor: 1 King-size bedroom with en-suite. Gas central heating. Parking for 2 cars. Free WiFi. Travel cot, highchair. Patio Furniture. Riverside decking. Hot tub in the garden with 4 robes. Welcome pack from The Galley in Horning. STRICTLY a no smoking property.



Property  
details at  
a glance

Sleeps 4  
Mooring ✓  
Fishing ✓

Main River ✗  
Parking ✓  
Pets welcome ✗

Bed linen ✓  
Towels ✓  
Non smoking ✓

Ground floor  
bedroom ✓  
Ground floor  
bathroom ✓

Sleeps 8  
Mooring ✓  
Fishing ✓

Main River ✓  
Parking ✓  
Pets welcome ✗

Bed linen ✓  
Towels ✓  
Non smoking ✓

Ground floor  
bedroom ✓  
Ground floor  
bathroom ✓

Property  
details at  
a glance



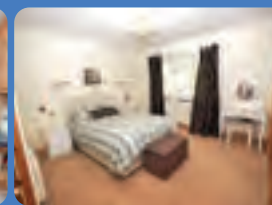


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## The Sheriff House

The Sheriff House believed to have been built in 1904 occupies a fabulous location on Beech Road in Wroxham. This grand house occupies a quiet plot with 3 acres of beautiful mature gardens and over 100 metres of direct river frontage onto the River Bure. Plenty of mooring space if you'd like to hire a dayboat or two to explore the stunning Norfolk Broads. Down by the waterside your views up & down stream are wonderful. Sit on the decking and enjoy watching the comings and goings on the river with a G&T. Sheriff House will provide you with memories for years to come!

Downstairs bedrooms - Super king en-suite, king size, double & family room - king size & single. Upstairs bedrooms - Super king, king size, bunk-bed room (2 singles), single children's room in the eaves. Downstairs family bathroom with bath & separate shower. Second shower room with WC downstairs. Upstairs family bathroom with shower. Central heating, electric hob & oven, fridge & separate freezer (another fridge freezer in annex kitchen), dishwasher, washing machine, tumble dryer, microwave, toaster, Tassimo coffee machine. TV/DVD/Sky TV, free WiFi, hairdryers iron & board. Parking for 5 cars, 100 metres river frontage, riverside mooring, private dyke & lagoon, BBQ, river fishing from garden in season. One well behaved pet welcome. STRICTLY a no smoking property.



Property  
details at  
a glance

Sleeps 9 - 16  
Mooring ✓  
Fishing ✓

Main River ✓  
Parking ✓  
Pets welcome ✓

Bed linen ✓  
Towels ✓  
Non smoking ✓

Ground floor  
bedroom ✓  
Ground floor  
bathroom ✓

Sleeps 6  
Mooring ✓  
Fishing ✓

Main River ✗  
Parking ✓  
Pets welcome ✗

Bed linen ✓  
Towels ✓  
Non smoking ✓

Ground floor  
bedroom ✗  
Ground floor  
bathroom ✗

Property  
details at  
a glance



50

## The Tree House

A delightfully spacious boathouse in the popular village of Horning. This upside down property sleeps 6 (2 double bedrooms both with en-suite), 1 twin bedroom (2 singles). With its high vaulted ceilings in the lounge & large windows you can't fail to be impressed by the stunning elevated view of the Norfolk panorama. Complete with not one but two balconies (one off the lounge and another off the kitchen), you can sit & enjoy the peaceful surroundings of the calming River Bure. If you are bringing children (or large ones!) with you, we guarantee you will not hear the word 'bored' as this property even has a games room downstairs with mini pool table, air hockey, table tennis & a dart board! Perfect for the whole family to enjoy, whatever the weather. A short walk or drive from the village centre, this property is your ideal relaxing get-away from it all holiday. River fishing allowed from the property in season. Price includes electricity. Sorry no pets. STRICTLY a no smoking property.

Included: Electric storage heating throughout, large fully fitted kitchen, lounge & dining seating for 6, electric cooker & oven, fridge freezer, dishwasher, washing machine, microwave, toaster, flatscreen LCD TV/DVD/Freeview, WiFi, stereo/CD/cassette. Duvets, bed linen & towels provided. Parking for 3 cars.





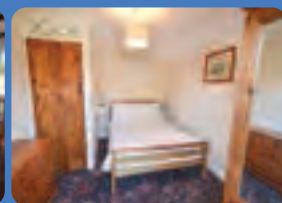
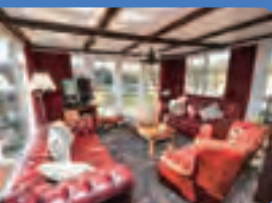
51

## The Willows

Completely refurbished for 2022! Please see website for new photos.

A delightful thatched bungalow in Horning, set away from the main road, on the banks of the River Bure. With a south facing lounge & beautiful views across & along the river, it doesn't matter what time of year you visit, you'll always be impressed. Lovely garden & decked veranda to watch the world go by! Homely property full of charm. Private mooring & fishing (during season, licence required) from the garden to both the river & the dyke.

Three bedrooms (1 double & 2 singles), also a double sofa bed in lounge, South facing French doors to large decked veranda & garden. Bathroom with WC, basin, bath & power shower. TV & video, washing machine, pay telephone, microwave, electric fires. Bed linen provided. Glorious location. Large timber garden shed with electricity, bait fridge & storage. Parking for 2 cars (approximately 150 metres).



Property  
details at  
a glance

Sleeps 4 + 2  
Mooring ✓  
Fishing ✓

Main River ✓  
Parking ✓  
Pets welcome ✗

Bed linen ✓  
Towels ✗  
Non smoking ✓

Ground floor  
bedroom ✓  
Ground floor  
bathroom ✓

Sleeps 10  
Mooring ✓  
Fishing ✓

Main River ✓  
Parking ✓  
Pets welcome ✗

Bed linen ✓  
Towels ✓  
Non smoking ✓

Ground floor  
bedroom ✓  
Ground floor  
bathroom ✓

Property  
details at  
a glance



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## The Willows Wroxham

The Willows is a stunning 5 bedroom property in a prime spot in Wroxham on the banks of the River Bure. A truly fantastic place to spend your holidays with plenty of space for all the family. A huge garden front & back for everyone to enjoy. Just sit back, relax & watch the world go by. What could be better?

Ground Floor - Master bedroom - King Size bed, pull out sofa bed for children if needed & en-suite bathroom with bath & large separate walk in shower. Utility room incl. washing machine. Double or twin bedroom plus bedroom with double bed.

1st Floor - Large open plan lounge with river views. Pool table. Large flat screen TV with freeview & NowTV box. Free Wifi. Open plan kitchen with all mod cons & dining with great river views. Snug with sofa TV & DVD player. Separate WC. Access to the balcony with table & chairs. Highchair & a wooden cot (please bring your own bedding for the cot).

2nd Floor - two bedrooms, family bathroom - separate bath/large walk in shower. Garden (table & chairs to seat 12), BBQ & private mooring. Parking for 4 cars. Parents beware, this garden has unfenced river frontage.





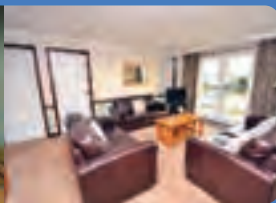
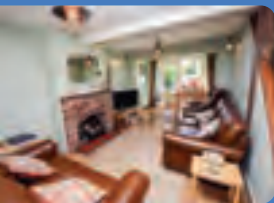
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## Two Hoots

Situated on the River Bure in the picturesque village of Horning on the Norfolk Broads. An ideal place to relax & watch the world go by, do some birdwatching, fishing & boating, or explore the beautiful North Norfolk coast with its unspoilt beaches & wildlife. Situated in the centre of the village, shops, pubs & restaurants are all within 5 minutes.

Fully equipped kitchen. Bed linen/towels included. GCH, free Wi-fi, Freeview TV/CD/DVD, Overlooking the river, the lounge/diner is light & sunny & is equipped with all home comforts - Freeview TV/CD/DVD. Sleeps up to 6 in 3 bedrooms, all with river views.

Groundfloor: Lounge diner, kitchen, 1 double bedroom with en-suite, family bathroom, additional WC, Upstairs: Double bedroom with washbasin, en-suite WC & TV & 1 twin room with washbasin & TV. Direct main river access, BBQ, garden furniture. Fishing directly from the garden is permitted in season. Parking for 2 cars. Mooring for a day boat.



Property  
details at  
a glance

Sleeps 6  
Mooring ✓  
Fishing ✓

Main River ✓  
Parking ✓  
Pets welcome ✓

Bed linen ✓  
Towels ✓  
Non smoking ✓

Ground floor  
bedroom ✓  
Ground floor  
bathroom ✓

Sleeps 4 + 2  
Mooring ✓  
Fishing ✓

Main River ✓  
Parking ✓  
Pets welcome ✓

Bed linen ✓  
Towels ✗  
Non smoking ✓

Ground floor  
bedroom ✓  
Ground floor  
bathroom ✓

Property  
details at  
a glance



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## Waters Edge

Sitting on the North West bank of the river at Potter Heigham this cottage is close to the famous Potter Heigham Bridge. Fishermen have plenty of river frontage here. Traditionally built with timber like many of the other cottages along this stretch you have fabulous views both up & down the river, large decked area to sit & while away the hours with large G & T in hand. The property is accessed either by boat or via a short walk from Lathams car park, with a walkway all the way to the cottage. Being the second house along from Herbert Woods, it is the nearest one we have to the parking. Please note there is no vehicular access. The property is single level once inside.

1 kingsize & 1 twin bedroom (2 singles). Sofa bed in lounge. Bed linen provided. Lounge seating for 6, dining seating for 6. Patio doors to large decked area with garden furniture. Electric storage heating. Fully fitted kitchen - microwave, toaster, kettle, saucepans, crockery, glasses & cutlery. Bathroom with shower over bath. TV, video, DVD, free Wifi, iron & board. Private mooring. 1 pet welcome (small charge). Parking at Lathams provided. Storage for bikes & fishing gear. Small bait fridge/freezer outside with bait storage box. Electricity & heating included.





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## Waters Edge Cottage - Wroxham

Water's Edge Cottage is a gorgeous thatched chocolate box cottage on the banks of the River Bure in Wroxham. Nestled away, in a peaceful location, the views are simply stunning. With a large & beautiful garden along the main river, it's perfect for relaxing with family & friends, fishing, sailing, & just simply watching the world go by. The cottage quite simply has it all! If you can bear to tear yourself away from the cottage, all your amenities are just a short stroll into the village centre.

1 super king bedroom on ground floor, super king bedroom with en-suite shower room (upstairs), 1 twin bedroom (upstairs), super king bedroom & double bedroom (downstairs). Downstairs - large family shower room. Fully fitted kitchen with all the gadgets you need. Washing machine/tumble dryer. GCH. Iron & board. Dishwasher. Dining seating for 8. Lounge seating for 8. TV with Sky basic package/DVD player, free Wifi. Bed linen & towels included. BBQ in the garden. Decked area with patio door. Private mooring at the front of the property. Ramp access from the drive to the front door & to riverside decking & mooring. Parking for 5 cars at the property. Pricing includes all electricity & heating costs. Strictly no smoking. Smokers are allowed to smoke outside (5m away from property) but not inside the house. Sorry no single sex groups allowed here.



Property  
details at  
a glance

Sleeps 8  
Mooring ✓  
Fishing ✓

Main River ✓  
Parking ✓  
Pets welcome ✗

Bed linen ✓  
Towels ✓  
Non smoking ✓

Ground floor  
bedroom ✓  
Ground floor  
bathroom ✓

Sleeps 8  
Mooring ✓  
Fishing ✓

Main River ✓  
Parking ✓  
Pets welcome ✓

Bed linen ✓  
Towels ✓  
Non smoking ✓

Ground floor  
bedroom ✓  
Ground floor  
bathroom ✓

Property  
details at  
a glance



56

## Westbury

A delightful riverside townhouse situated in Horning, Norfolk with its own private garden & mooring enjoying magnificent views of the river from the sunroom & balcony.

This property is a favourite with its regular guests due to its central location – the amenities are on the doorstep, and because of its sunroom, a wonderful place to sit and watch the world go by whatever the season.

First floor: comfortable lounge with dining area, conservatory & outside balcony overlooking the river. Modern fitted kitchen with microwave. Bedroom with double bed. Cloakroom with hand basin & WC. Ground floor: main bedroom with a double bed plus cot & a tiled en suite shower room. 1 further double & a twin bedroom. TV, pay telephone, washing machine, gas central heating. Bathroom with bath, shower attachment, basin & WC. Bed linen provided. Riverside decking. Parking for 2 cars. Fishing permitted in season from the garden.



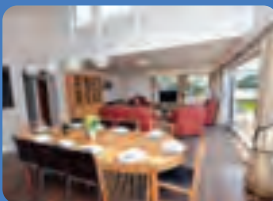


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## Wherry Cottage

A truly historical property that sits on the waters edge at Gay's Staithe at Irstead with outstanding countryside views. Wherry Cottage is a charming brick built 4 bedroom Wherryman's Cottage (John Gay, Wherryman 1843 to 1926). Wherry Cottage is peacefully set within beautiful gardens with a private slipway. It is in an ideal location for local watersports. Lying on Limekiln Dyke by Gay's Staithe near Neatishead the Cottage has direct access by water to Barton Broad, Herons Carr Nature Reserve & The Boardwalk and is only 4 miles from Wroxham or 3 miles from Horning. With 4 bedrooms, 2 doubles and 1 twin bedroom (2 singles) 1 single room there is plenty of space in this delightful cottage.

Brand new kitchen fitted for 2022. Electric vehicle charge point. TV/Freeview. Fully equipped kitchen (new for 2022), microwave, electric cooker, dishwasher, kettle, toaster, large fridge / freezer. New (2022) Dimplex Quantum Central Heating (wood burner not for use). Central Heating (wood burner not for use) Free Wifi, Bluetooth stereo system. Family bathroom. Mooring cut and launching ramp for small boats. Downstairs cloakroom & Shower. Parking for 3 cars. Electricity included within the price. Bed linen provided. A no smoking property. Smoking is permitted outside ONLY please. Sorry no pets allowed here.



Property  
details at  
a glance

Sleeps 7  
Mooring ✓  
Fishing ✓

Main River ✗  
Parking ✓  
Pets welcome ✗

Bed linen ✓  
Towels ✓  
Non smoking ✓

Ground floor  
bedroom ✗  
Ground floor  
bathroom ✗

Sleeps 9 + 2  
Mooring ✓  
Fishing ✓

Main River ✓  
Parking ✓  
Pets welcome ✓

Bed linen ✓  
Towels ✓  
Non smoking ✓

Ground floor  
bedroom ✓  
Ground floor  
bathroom ✓

Property  
details at  
a glance



58

## Willow Lodge

Set in its own grounds with decking to the front of the property in Horning. The spacious lounge & dining area has windows on three sides offering panoramic views of the River Bure. Situated on a large corner plot with extensive fishing on the main river, side dykes, basin & moorings around Grebe Island. Large balcony on top of the property perfect for watching the local wildlife or simply enjoy a glass or two on the Norfolk Broads.

1 double en-suite, 1 twin, 1 family room (1 double & 1 single), 1 double, 1 sofa bed in lounge, gas central heating, electric cooker, fridge freezer, dishwasher, microwave, toaster, TV/DVD/video, hairdryer, iron, duvets, bed linen, bath, shower. Parking, 120ft river frontage, riverside mooring, south west facing garden. Lockable shed for fishing gear. Private parking at property.

River fishing in season is permitted from the garden. Non smoking.





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## Bertie Boat

Why not hire Bertie Boat along with your holiday cottage for the week. He's easy to sail around the Norfolk Broads & has a canopy in case of rain which can be removed during dry & sunny times. Seats for up to 7 adults or 6 adults & 2 children. Easy to drive, no experience necessary. All weather cruising, pets welcome.

Fully inclusive rate including a full tank of fuel, insurance, buoyancy aids & instructions. Hand overs are done at our moorings in Horning, the morning after your arrival. Delivery available (to Horning only) - small charge. Boats are kept at our moorings in Horning, if required for Potter Heigham or Wroxham then you need to collect & return to Horning.

Price is for 6 day hire Sunday AM to Friday PM. (No Saturday - Saturday hire sorry).

Please Note - you are not able to sleep on this boat.



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## Moorhen (Picnic boat)

Why not hire Moorhen along with your holiday cottage for the week. He's easy to sail around the Norfolk Broads and has a sliding canopy in case of rain which can be opened during dry and sunny times. Seats for up to 8 adults. Easy to drive, no experience necessary. All weather cruising, pets welcome. Facilities included: Toilet, sink, hot & cold water, gas hob & grill, kettle.

Fully inclusive rate including a full tank of fuel, insurance, buoyancy aids & instructions. Hand overs are done at our moorings in Horning, the morning after your arrival. Delivery available (to Horning only) - small charge. Boats are kept at our moorings in Horning, if required for Potter Heigham or Wroxham then you need to collect & return to Horning.

Price is for 6 day hire Sunday AM to Friday PM. (No Saturday - Saturday hire sorry).

Please Note - you are not able to sleep on this boat.



Property  
details at  
a glance

Seats 7  
Mooring ✓  
Fishing ✓

Main River ✓  
Pets welcome ✓

Seats 8  
Mooring ✓  
Fishing ✓

Main River ✓  
Pets welcome ✓

Property  
details at  
a glance



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## Mr Pip

Why not hire Mr Pip Ensign 21 Picnic Boat along with your holiday cottage for the week. He's easy to sail around the Norfolk Broads & has a sliding canopy in case of rain which can be opened during dry & sunny times. Facilities included: Toilet, sink, hot & cold water, gas hob & grill, kettle. Seats for up to 7 adults. (6 adults and 2 children). Easy to drive, no experience necessary. All weather cruising, pets welcome.

Fully inclusive rate including a full tank of fuel, insurance, buoyancy aids & instructions. Hand overs are done at our moorings in Horning, the morning after your arrival. Delivery available (to Horning only) - small charge. Boats are kept at our moorings in Horning, if required for Potter Heigham or Wroxham then you need to collect & return to Horning.

Price is for 6 day hire Sunday AM to Friday PM. (No Saturday - Saturday hire sorry).

Please Note - you are not able to sleep on this boat.

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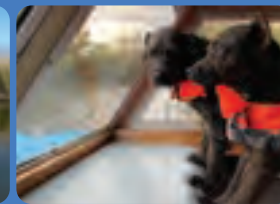
## Norfolk Girl (Picnic boat)

Why not hire Norfolk Girl along with your holiday cottage for the week. It's easy to sail around the Norfolk Broads & has a sliding canopy in case of rain which can be removed during dry & sunny times. Facilities included: Toilet, sink, hot & cold water, gas hob & grill, kettle. Seats for up to 8 adults. Easy to drive, no experience necessary. All weather cruising, pets welcome.

Fully inclusive rate including a full tank of fuel, insurance, buoyancy aids & instructions. Hand overs are done at our moorings in Horning, the morning after your arrival. Delivery available (to Horning only) - small charge. Boats are kept at our moorings in Horning, if required for Potter Heigham or Wroxham then you need to collect & return to Horning.

Price is for 6 day hire Sunday AM to Friday PM. (No Saturday - Saturday hire sorry).

Please Note - you are not able to sleep on this boat.



Property  
details at  
a glance

Seats 7

Mooring ✓

Fishing ✓

Main River ✓

Pets welcome ✓

Seats 8

Mooring ✓

Fishing ✓

Main River ✓

Pets welcome ✓

Property  
details at  
a glance



## Rambler Day Boat

Why not hire Rambler Ensign 21 Day Boat along with your holiday cottage for the week. She's easy to sail around the Norfolk Broads & has a sliding canopy in case of rain which can be opened during dry & sunny times. Seats up to 7. Facilities included: Toilet, sink, hot & cold water, gas hob & grill, kettle. Easy to drive, no experience necessary. All weather cruising, pets welcome. Seats for up to 8 adults.

Fully inclusive rate including a full tank of fuel, insurance, buoyancy aids & instructions. Hand overs are done at our moorings in Horning, the morning after your arrival. Delivery available (to Horning only) - small charge. Boats are kept at our moorings in Horning, if required for Potter Heigham or Wroxham then you need to collect & return to Horning.

Price is for 6 day hire Sunday AM to Friday PM. (No Saturday - Saturday hire sorry).

Please Note - you are not able to sleep on this boat.



Property  
details at  
a glance

Seats 7  
Mooring ✓  
Fishing ✓

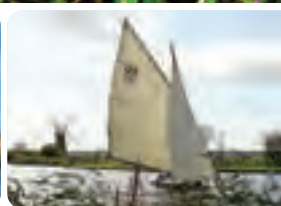
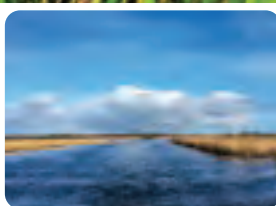
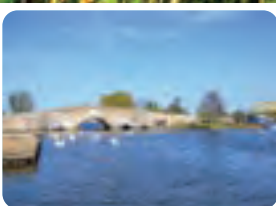
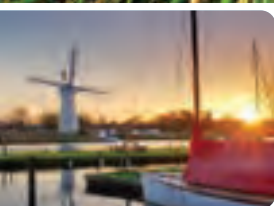
Main River ✓  
Pets welcome ✓



## Notes







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