

Holiday Cottages on the Norfolk Broads

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

Putting the R and R into Rest and Relaxation

Tel: **01493 368300** or visit **www.riverside-rentals.co.uk**

Riverside
RENTALS

Welcome to Riverside Rentals, a family run business in Norfolk that excels in the personal touch for your holiday. With over 19 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 and 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, and you will find all you need for a pleasurable holiday. Stay with Riverside Rentals and you can benefit from the numerous pleasures of the Norfolk Broads and 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 and friends, you will experience a holiday that will be treasured for ever. So where to 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 and rolling fields, whether in the summer or winter, stunning views are not hard to come by. The 'fine city' of Norwich has an unrivalled collection of heritage landmarks, spanning 1,000 years of history which 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 and cultural vibrancy to entertain you for weeks. For those who like the seaside, a visit to Great Yarmouth is a must; an ancient Norfolk port where the sea meets the Broads with amazing Medieval town walls, buildings designed by the Victorians and a Minster dating to 1101 combined with the retro chic of the seaside, where you can ride the oldest wooden rollercoaster in the country and 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 homeowners 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 and 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 and pet friendly company and we look forward to seeing you soon.

All prices and availability can be found on our website 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 for our terms and conditions and for more information.

Fishing Season runs from June 16th to March 14th. Fishing licences are essential and can be purchased online https://www.gov.uk/fishing-licences/buy-a-fishing-licence. Fishing can be arranged at private fishing lakes outside of these dates.

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Key

- Pets welcome

Horning is a quaint and peaceful little village nestled on the River Bure. There are waterside restaurants, cafes and beer gardens, a deli, village shops and 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 and St Mary's church. Climb the steps of the church tower to witness the most spectacular views of the Broads. Bewilderwood and The Radar Museum are on the doorstep too.


Horning


Wroxham

Wroxham/Hoveton is the heart of the Broads, and 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 and ice-creameries, and regular buses and 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 and 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.

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

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

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


Potter Heigham


How Hill/Ludham

How Hill/Ludham is a beautiful and 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, and its stunning scenery and walks. Set sail from Womack Staithe or visit the Norfolk Wherry Trust and charter a trip on an original wherry. St Benet's Abbey is a sight to behold, and is a favourite of artists and photographers. It can be accessed by car or a leisurely stroll.

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

Brundall is a riverside village with not one, but two train stations! Hop onboard and 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 and great fishing!


Brundall

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

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


Reedham

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

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

Halvergate is a rural village tucked away between Acle and Great Yarmouth. There is stunning Norfolk countryside as far as the eye can see. Endless walks, an abundance of wildlife, and a village pub too – The Red Lion. Not on the river, but if you are looking to escape your busy life and be surrounded by peaceful countryside, this is the perfect place. The coast is a 10 minute drive, the Stracey Mill café is 5 mins and Acle is 10 mins.



Bittern






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

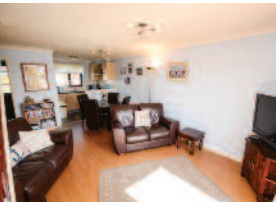
2 doubles (ground floor and first floor), 2 twin bedrooms (ground floor and first floor), 1 family bathroom downstairs, 1 shower room upstairs, storage heating, electric cooker and oven, fridge and freezer, dishwasher, microwave, toaster, TV/DVD/Freeview, iron, washing machine, duvets and bed linen and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

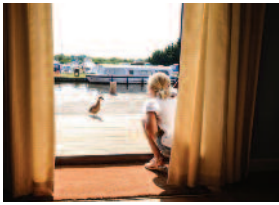
River fishing in season is permitted from the garden. No smoking in the property.

Sleeps 8
Mooring ✓
Fishing ✓
Backwater ✓
Parking ✓
Pets welcome ✓
Bed linen ✓
Towels ✓
Non smoking ✓
Ground floor bedroom ✓
Ground floor bathroom ✓



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 and 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 and grill, fridge freezer, microwave, toaster, TV/DVD. 1 double and 1 twin bedroom, bathroom with shower. Duvets and 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 and gas within the price.

Sleeps 4
Mooring ✓
Fishing ✓
Main River ✖
Parking ✓
Pets welcome ✖
Bed linen ✓
Towels ✖
Non smoking ✓
Ground floor bedroom ✖
Ground floor bathroom ✖



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. Property will accept 1 well behaved pet.

Sleeps 6
Mooring ✓
Fishing ✓
Main River ✖
Parking ✓
Pets welcome ✓
Bed linen ✓
Towels ✓
Non smoking ✓
Ground floor bedroom ✓
Ground floor bathroom ✓



Bure Banks






Superb living accommodation right in the heart of Wroxham and Hoveton near to Summercraft Boat Yard. Bure Banks has had a total make over, this stunning property has a modern, bright and 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 and plenty of parking. Whether you enjoy fishing, watching the wildlife and boats float by or just the peace and quiet, Bure Banks is perfect for all. Private gardens, plenty of parking and just a short walk from the shops, pubs and 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 and Wifi. Decking area outside. Private mooring if you wish to hire a boat for your stay. All properties include electricity and gas within the price.

Sleeps 5
Mooring ✓
Fishing ✓
Main River ✖
Parking ✓
Pets welcome ✖
Bed linen ✓
Towels ✓
Non smoking ✓
Ground floor bedroom ✖
Ground floor bathroom ✖



Bure Croft






Superb living accommodation on the riverside right in the heart of Wroxham and Hoveton. All brand new, this beautiful wood-framed modern property is a bright, light and serene place to be. A fabulous holiday home for all the family, offering large spacious open plan living and plenty of outdoor space too. With a riverside garden and decked area, it's the perfect place to relax and take in the constantly changing view, or for a spot of fishing. There is also an enclosed and private grassed area, perfect for the little two legged and four legged members of your clan. With ample parking, either drive or take a short 10 minute walk to all the shops, pubs and 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 and dishwasher. Lounge with Smart TV/DVD/Freeview and Wifi. WC/utility room with washing machine. Upstairs - Kingsize en-suite, 1 twin (2 single beds) and 1 double, family shower room.

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

Sleeps 8
Mooring ✓
Fishing ✓
Main River ✖
Parking ✓
Pets welcome ✓
Bed linen ✓
Towels ✓
Non smoking ✓
Ground floor bedroom ✓
Ground floor bathroom ✓



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) and 2 in the self contained boat house. With amazing views over Norfolk marshland, over 100ft of quay headed mooring and 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 and The Pod: 1 double en-suite. Lounge with open plan dining area and 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 and utility room including washing machine and fridge/freezer.

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

Sleeps 6-10
Mooring ✓
Fishing ✓
Main River ✓
Parking ✓
Pets welcome ✓
Bed linen ✓
Towels ✓
Non smoking ✓
Ground floor bedroom ✓
Ground floor bathroom ✓



Buttercup Lodge






Buttercup Lodge is one of our desirable and modern properties on the Ferry Marina in Horning. With two bedrooms, (one double and one twin) upstairs, and 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 and grill, fridge, freezer, microwave, toaster. Smart TV. Duvets and bed linen and towels supplied. Double and 1 twin bedroom upstairs, bathroom with bath and shower over. Parking for 1 car. Patio furniture.
River fishing from garden in season. Free Wifi.

Sleeps 4
Mooring ✖
Fishing ✓
Main River ✖
Parking ✓
Pets welcome ✓
Bed linen ✓
Towels ✓
Non smoking ✓
Ground floor bedroom ✖
Ground floor bathroom ✖



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. Smoking is permitted outside ONLY please. Electricity and gas included within the price.

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

Sleeps 2
Mooring ✖
Fishing ✓
Main River ✖
Parking ✓
Pets welcome ✓
Bed linen ✓
Towels ✓
Non smoking ✓
Ground floor bedroom ✖
Ground floor bathroom ✖



Coots






Nestled in the heart of the Norfolk Broads, Coots is a charming holiday cottage in Wroxham that offers a truly idyllic escape. Set right on the water's edge, this stunning riverside home is perfect for those looking to relax, unwind, and immerse themselves in the natural beauty of one of England's most picturesque destinations. Whether you're seeking adventure on the Broads, a peaceful fishing retreat, or a cosy getaway with family and friends, Coots provides the ideal setting for a memorable stay.

1 Kingsize bedroom with en-suite shower room upstairs, 1 Twin en-suite bedroom upstairs, Downstairs bathroom with shower and 1 Kingsize bedroom. Open-plan lounge/diner/kitchen, Fully fitted kitchen including microwave, dishwasher and all mod cons, Utility room with washing machine and sink, Smart TV/Freeview, WiFi, Large patio area with table, chairs and sun loungers, Private mooring if you wish to hire a boat for your stay (day boat size only), Electricity and gas included within the price, Plenty of parking for 3+ cars. Well-behaved pet permitted.

Sleeps 6
Mooring ✓
Fishing ✓
Main River ✖
Parking ✓
Pets welcome ✓
Bed linen ✓
Towels ✓
Non smoking ✓
Ground floor bedroom ✓
Ground floor bathroom ✓



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 and 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 and watch the world go by from the garden.

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

Sleeps 7
Mooring ✓
Fishing ✓
Main River ✓
Parking ✓
Pets welcome ✓
Bed linen ✓
Towels ✓
Non smoking ✓
Ground floor bedroom ✓
Ground floor bathroom ✓



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 and Wroxham Broad so water in every direction.

It's an upside down house so all of the living accommodation is upstairs with the bedrooms and 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 and open plan living area with fabulous views of the river and 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 and 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 and 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.

Sleeps 6
Mooring ✓
Fishing ✓
Main River ✓
Parking ✓
Pets welcome ✓
Bed linen ✓
Towels ✓
Non smoking ✓
Ground floor bedroom ✓
Ground floor bathroom ✓



Dutch Cottage






Dutch Cottage on Ferry Road in Horning was originally built in 1934 in the traditional Dutch barn style. Cosy and full of character, this homely cottage sits on its own large basin of water, overlooking the main River Bure in the distance. Plenty of garden to relax in and loads of water frontage so you can fish to your heart's delight! A wonderful patio off the lounge provides the perfect spot for some tranquil al fresco dining by the water. Henry Heron visits regularly too! Secluded position behind large wooden gates. Just a short walk to all the amenities in Horning, including pubs, cafes, village shops, deli and 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 and a sofa bed for 2 in the lounge, woodburner, bathroom with walk-in shower only, Fully fitted kitchen with electric oven, hob and grill, fridge, freezer, microwave, toaster, Nespresso coffee machine. TV/Sky TV, free Wifi, electric heating. Iron and ironing board. Parking for 3 cars. Patio furniture, river fishing from garden in season, private mooring, shed provided for fishing tackle. Boat hire available. Unfenced river frontage. A no smoking property.

Sleeps 4+2
Mooring ✓
Fishing ✓
Main River ✖
Parking ✓
Pets welcome ✖
Bed linen ✓
Towels ✓
Non smoking ✓
Ground floor bedroom ✓
Ground floor bathroom ✓



Dydle Down






Dydle Down is a wooden riverbank retreat on the River Thurne in Potter Heigham on the northern Norfolk Broads. With quintessential Norfolk views in abundance on the quieter end of the river towards Martham. Perfect for fishermen, wildlife lovers, artists and anyone looking for peace and tranquility. Facing south, it offers beautiful views along the river and out over the grazing meadows. No road access gives Dydle Down a real get-away-from-it-all feel and yet it is only about a 15 minute walk or a short boat trip from Potter Heigham, with its medieval arched bridge, cafes, tackle shop and boat hire. There is a raised deck, lawn and plenty of space to relax, fish and to moor your boat along the 25 plus foot river frontage. There's even a bait fridge in the shed. So, put your dydle down and relax ...

dydle
Noun: /dye / dull / – a scoop on the end of a long pole used by 'dydlers' to clear ditches and navigable channels. To 'put your dydle down' means to take a rest.

The accommodation: Open plan living - the kitchen (with full size electric oven, microwave and fridge) opens onto the lounge and dining room, which all overlook the river. There are two bedrooms: one double and one twin bedroom and a shower room. Bedding and towels are provided. Sorry no pets. Parking for 1 vehicle included (car park by Fish and Chip shop and Potter Bridge)

Sleeps 4
Mooring ✓
Fishing ✓
Main River ✓
Parking ✓
Pets welcome ✖
Bed linen ✓
Towels ✓
Non smoking ✓
Ground floor bedroom ✓
Ground floor bathroom ✓



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 and tranquility. Bright, light and airy, it's ideally located for ramblers, fishermen, bird watchers and those just simply wishing to relax in the stunning Norfolk countryside.

Open plan lounge, kitchen and dining area includes LCD TV/DVD/Freeview, stereo with CD player, iron and board, washing machine, dishwasher, electric cooker and 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. Travel cot available on request. 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.

Sleeps 4
Mooring ✓
Fishing ✓
Main River ✖
Parking ✓
Pets welcome ✓
Bed linen ✓
Towels ✓
Non smoking ✓
Ground floor bedroom ✓
Ground floor bathroom ✓



Ferry View






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 and a wonderful large balcony that gives you the full benefit of the awe inspiring views out across beautiful Broadlands.

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

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

Sleeps 10
Mooring ✓
Fishing ✓
Main River ✓
Parking ✓
Pets welcome ✓
Bed linen ✓
Towels ✓
Non smoking ✓
Ground floor bedroom ✖
Ground floor bathroom ✖



Ferryman Cottage






Ferryman Cottage is a truly special riverside hideaway, beautifully positioned on the banks of the River Bure in the picturesque village of Horning, right in the heart of the Norfolk Broads. Recently and lovingly renovated throughout in 2026, this stunning cottage effortlessly blends modern luxury with cosy countryside charm, creating the perfect setting for unforgettable family holidays, peaceful escapes and relaxing breaks by the water.

1 Kingsize bedroom, 1 Double bedroom, 1 Single bedroom + pull out bed, Fully fitted kitchen, Gas Central Heating, Fridge/freezer, Wifi, Microwave, Dishwasher, Washing Machine, Smart, TV, Freeview, Dining furniture, Duvets and Bed Linen supplied, Towels provided, Parking at the property for 3 cars, Private garden with patio furniture, River Fishing from the garden in season, you must have a fishing licence, Smoking outside please. Private mooring.

Sleeps 5 + 1
Mooring ✓
Fishing ✓
Main River ✓
Parking ✓
Pets welcome ✖
Bed linen ✓
Towels ✓
Non smoking ✓
Ground floor bedroom ✓
Ground floor bathroom ✓



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 local craftsmen, Heron Cottage maintains an old world charm being of traditional timber build 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 and balcony with superb views towards the main river. A further double bedroom and 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 and lounge. The fully fitted kitchen has integrated washer/dryer, dishwasher and fridge/freezer, microwave, built in oven and ceramic hob. The dual aspect, comfortable lounge has a smart television, phone, Blu-Ray/DVD player, portable radio and Wi-Fi access. French doors lead out onto a large sundeck at the water's edge with the patio furniture and 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 and private mooring.

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

Sleeps 6
Mooring ✓
Fishing ✓
Main River ✖
Parking ✓
Pets welcome ✖
Bed linen ✓
Towels ✓
Non smoking ✓
Ground floor bedroom ✓
Ground floor bathroom ✓



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 and Wroxham in the quiet village of Belaugh. Lots of living space with a woodburner for those cosy nights in and the added benefit of a large garden room 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 and 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. One kingsize bedroom with en-suite shower room. One 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 and hob. Dishwasher. Kettle, toaster, microwave. Utility room with washing machine. Garden furniture and BBQ. Parking for 4 cars. Garden shed for fishing tackle. STRICTLY a no smoking property.

Sleeps 8
Mooring ✓
Fishing ✓
Main River ✓
Parking ✓
Pets welcome ✖
Bed linen ✓
Towels ✓
Non smoking ✓
Ground floor bedroom ✖
Ground floor bathroom ✖



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 and 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 and quiet, but just a short walk back into the hustle and bustle of Wroxham. Sit on your decked terrace and 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 and fish. River fishing from garden in season. (Licence needed.) STRICTLY a no smoking property.

One double bedroom, 1 twin bedroom. Fully fitted kitchen. Central heating. Electric oven, hob and grill. Fridge. Microwave. Toaster. Dishwasher. TV/DVD/Freeview. Free Wifi. Iron and ironing board. Family bathroom (shower over bath). 1 small well behaved pet welcome. Parking for 1 car. Patio furniture. Electricity included.

Sleeps 4
Mooring ✓
Fishing ✓
Main River✓
Parking ✓
Pets welcome ✓
Bed linen ✓
Towels ✓
Non smoking ✓
Ground floor bedroom ✖
Ground floor bathroom ✖



Kingfisher Lodge






Timber-clad property on a quiet back water off the main River Bure, just a 5 minutes walk into the centre of Wroxham. Lots of space in the garden for fishing or perhaps hiring a boat for your holiday. A spacious, decked area with garden furniture for you to sit and enjoy the evening sun with a large G and T. Relax, pour, enjoy!

The lounge, dining area and kitchen are all in one large room with French doors that open onto the enclosed Decking, gated to keep small children and pets safe from the water's edge. There are two toilets, one with a bath upstairs and one with a shower on the ground floor.

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

Sleeps 6
Mooring ✓
Fishing ✓
Main River ✖
Parking ✓
Pets welcome ✓
Bed linen ✓
Towels ✓
Non smoking ✓
Ground floor bedroom ✓
Ground floor bathroom ✓



Marchesi






Marchesi Cottage is located on the Peninsula site, in the heart of Wroxham with main river views. This cottage sits overlooking the main River Bure at the iconic Wroxham Bridge and opposite the Wroxham Hotel, the outside terrace is perfect for watching wildlife and all of the local boats approaching the bridge. The perfect family escape it offers the peace and quiet we all desire and is just a short walk back into the hustle and bustle of Wroxham. The perfect destination and accommodation for an enjoyable holiday to experience all that Norfolk has to offer.

1 Double bedroom, 1 Twin bedroom (with single beds), Fully fitted kitchen, Washing machine, Central heating, Electric oven, hob and grill, Fridge / Freezer, Microwave, TV/DVD/Freeview, Free WiFi, Iron and ironing board, Duvets and bed linen supplied, Towels provided, Family bathroom with shower cubicle, Parking for 1 car adjacent to the cottage, private mooring directly outside the cottage for a day boat, patio furniture, shared garden area, electricity included. No pets here.

Sleeps 4
Mooring ✓
Fishing ✓
Main River✓
Parking ✓
Pets welcome ✖
Bed linen ✓
Towels ✓
Non smoking ✓
Ground floor bedroom ✖
Ground floor bathroom ✖



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.

One 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.

Sleeps 4
Mooring ✓
Fishing ✓
Main River ✖
Parking ✓
Pets welcome ✖
Bed linen ✓
Towels ✓
Non smoking ✓
Ground floor bedroom ✖
Ground floor bathroom ✖

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 and Marshes and 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 and adjacent Hickling Norfolk Wildlife Trust or just sit and do nothing! Fully fitted kitchen, dishwasher, microwave, electric cooker. Lounge and dining seating, TV with Freeview/DVD player. Electric heaters throughout. Family shower room. Bed linen and towels provided. Garden furniture, BBQ.

Includes free hire of 'Misty' dayboat, moored at Martham Mill.

Sleeps 4
Mooring ✓
Fishing ✓
Main River✓
Parking ✓
Pets welcome ✓
Bed linen ✓
Towels ✓
Non smoking ✓
Ground floor bedroom ✖
Ground floor bathroom ✖



Melrose






This tardis of a property sits on the north east riverbank of the River Thurne in Potter Heigham. Lots of main river frontage here for fishing and 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 and 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 and chip shop and pub, all 15 minute's walk. Great Yarmouth is only 13 miles away and the historic city of Norwich 19 miles in the other direction.

Sleeps 6 (2 Double rooms, 1 twin). TV, dish washer etc. This property has a £1 and £2 coin electricity meter - electricity is not included in your holiday cost.

2 double bedrooms, 1 twin bedroom with 2 single beds, fully fitted kitchen, microwave, toaster, iron and ironing board, washing machine, open-plan lounge and dining area, TV with Freeview, DVD/video player, free Wi-Fi, bathroom with bath, separate shower room, night storage heating throughout, garden furniture for 6, bait fridge and large storage shed, bed linen provided, allocated parking space for one vehicle behind the Norada Pub, 1 well-behaved pet welcome (small charge applies).

Sleeps 6
Mooring ✓
Fishing ✓
Main River ✓
Parking ✓
Pets welcome ✓
Bed linen ✓
Towels ✖
Non smoking ✓
Ground floor bedroom ✓
Ground floor bathroom ✓



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 and 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 and sit and watch the world float by. Is it the end of the week yet?!

One double, 1 twin room (2 singles). Fully fitted kitchen, microwave, toaster, iron and 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. Allocated parking space for one vehicle at the car park next to the Fish and Chip shop. River fishing from the garden is permitted in season.

Sleeps 4
Mooring ✓
Fishing ✓
Main River✓
Parking ✓
Pets welcome ✓
Bed linen ✓
Towels ✓
Non smoking ✓
Ground floor bedroom ✓
Ground floor bathroom ✓



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 and washing machine. Gas central heating. All TV's with freeview. Wifi.

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

Sleeps 6+1
Mooring ✓
Fishing ✓
Main River✓
Parking ✓
Pets welcome ✓
Bed linen ✓
Towels ✓
Non smoking ✓
Ground floor bedroom ✓
Ground floor bathroom ✓



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Parsley






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

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

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.

Sleeps 4
Mooring ✖
Fishing ✓
Main River ✖
Parking ✓
Pets welcome ✓
Bed linen ✓
Towels ✓
Hot Tub ✓
Non smoking ✓
Ground floor bedroom ✓
Ground floor bathroom ✓



Patikipa






A traditional cottage that sits to the north-east side of the Potter Heigham bridge, just a few minutes' walk from the parking area. Patikipa has 42ft of river frontage and waterside garden to sit and watch the world float by. Fabulous unopposed views front and back of the cottage for the twitchers amongst you. See what wildlife you can spot in the reeds opposite the cottage.

One double bedroom and sofa bed in lounge. Fully fitted kitchen with microwave, dishwasher, lounge seating for 2, TV with freeview, dining seating for 2. Bed linen provided. Electric heating throughout. Bathroom with bath only, shower fixings to taps. £1 electricity meter. Garden table and chairs.

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

Sleeps 2
Mooring ✓
Fishing ✓

Main River✓
Parking ✖
Pets welcome ✓

Bed linen ✓
Towels ✓
Non smoking ✓

Ground floor bedroom ✓
Ground floor bathroom ✓



Poppy






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

Poppy is situated within the same grounds as Fennel and Parsley, and is surrounded by beautiful, peaceful countryside. 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.

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

Sleeps 2
Mooring ✖
Fishing ✓
Main River✖
Parking ✓
Pets welcome ✓
Bed linen ✓
Towels ✓
Non smoking ✓
Ground floor bedroom ✖
Ground floor bathroom ✖



Rebel






This bright and airy terrace property is 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 and opposite the Wroxham Hotel, you can sit on your private terrace and watch the comings and goings on the river. The perfect family escape it offers the peace and quiet we all desire and is just a short walk back into the hustle and 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 and 1 pull out bed, fully fitted kitchen, electric heating, electric oven, hob and grill, fridge, microwave, toaster, TV/DVD/Freeview, free Wifi, duvets and bed linen supplied, towels provided, family bathroom shower over bath, parking for 1 car, patio furniture.

Sleeps 3 + 1
Mooring ✖
Fishing ✓
Main River✓
Parking ✓
Pets welcome ✓
Bed linen ✓
Towels ✓
Non smoking ✓
Ground floor bedroom ✖
Ground floor bathroom ✖



Rendezvous






Rendezvous is a stunning newbuild, occupying an amazing plot on the banks of main River Bure in Wroxham/Hoveton. This upside-down property offers all the mod cons and comfort you could wish for. There are amazing views of the river to be enjoyed from the balcony, decking or garden. Upstairs there is a king-size bedroom with en-suite shower room and a lounge opening onto a balcony – the perfect place for a morning cuppa or evening tipple. On the ground floor there is a twin bedroom with an en-suite (bath and separate shower) and a spacious open plan kitchen diner leading onto a large sheltered decked area. This is a wonderful spot to relax and take in the fantastic views of the river and passing boats and birds. Or drop a rod just off the corner of the dyke. Great for fishing, BBQ's or just watching the world go by. Walking distance from the centre of Wroxham (10-15 mins). NOTE: Unfenced river access. STRICTLY a no smoking property.

One kingsize bedroom en-suite shower room (upstairs), 1 Twin bedroom en-suite bathroom - separate shower (downstairs). Fully fitted kitchen. Washing machine. Iron and 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 available for hire. Pricing includes all electricity and heating costs.

Sleeps 4
Mooring ✓
Fishing ✓
Main River✓
Parking ✓
Pets welcome ✖
Bed linen ✓
Towels ✓
Non smoking ✓
Ground floor bedroom ✓
Ground floor bathroom ✓



Riverside Lodge






Stunning unique riverside holiday home situated on the River Yare at Brundall with views up and 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 and 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 and the Norfolk Broads! Amenities are on your doorstep (including pubs, restaurants and takeaways), there are wonderful walks and cycle routes to enjoy, boats can be hired from Brundall for exploring the Southern Broads and there are two railway stations.

One kingsize bedroom with en-suite shower room, 1 twin bedroom (2 singles). Family bathroom shower only. Lounge and dining seating for 6, fully fitted kitchen, electric oven, hob and grill, fridge freezer, microwave, toaster, dishwasher, washing machine, wine cooler. TV/DVD Freeview, free Wifi. Iron and board. Patio furniture, private mooring, gas BBQ, parking for 3 cars. River fishing from garden in season. STRICTLY a no smoking property. Paddle boards available by arrangement with owner - to be arranged directly.

Sleeps 4
Mooring ✓
Fishing ✓
Main River✓
Parking ✓
Pets welcome ✖
Bed linen ✓
Towels ✓
Non smoking ✓
Ground floor bedroom ✓
Ground floor bathroom ✓



Riversmead Cottage






A beautiful cottage in Horning. No expense spared the property has expansive windowed frontage (120ft) that almost overhangs the river and 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 and 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.

Four bedrooms: 1 superking (upstairs) with en-suite bath, shower/steam room, separate WC, 2 x hand basins, 1 double with en-suite shower, WC, hand basin, 1 double, 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 and fuel costs included. Garden furniture and BBQ outside. Mooring space. Parking for 1 car.

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

Sleeps 8
Mooring ✓
Fishing ✓
Main River✓
Parking ✓
Pets welcome ✓
Bed linen ✓
Towels ✓
Non smoking ✓
Ground floor bedroom ✓
Ground floor bathroom ✓



Rookery Lakes Cabin






Stunning Scandinavian style cabin in the heart of rural Norfolk with your own 2 fishing lakes well stocked with Carp, Tench, Roach, Rudd and Bream. The 1 acre specimen lake has carp to 35lb and tench to 9lb with the 1/2 acre specimen lake having various species. The garden is totally secluded and all yours when you come and stay here. Ever fancied something totally unique for your angling holiday and also still want to fish whilst the Norfolk Broads fishing season is closed then Rookery Lakes Cabin is the perfect property for your angling holiday.

Beautiful inside and out this cosy Scandi-style cabin welcomes you and your guests and also your pets (2 dogs permitted). 1 super king-size zip-and-link bedroom, En-suite shower room, 2 twin bedrooms, each with 2 single beds, Family bathroom with shower over bath. Open-planned living space and enclosed garden area outside with outdoors furniture and large gas bbq. Fully equipped throughout the property with all your home from home comforts and fabulous lake views.

Your stay entitles you to exclusive 24/7 use of both the 1 acre specimen carp lake and 1/2 acre pleasure lake stocked with Carp, Roach, Rudd, Bream and Tench.

Sleeps 6
Mooring ✖
Fishing ✓
Main River✖
Parking ✓
Pets welcome ✓
Bed linen ✓
Towels ✓
Non smoking ✓
Ground floor bedroom ✓
Ground floor bathroom ✓



Royal Retreat









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Sat on the bank of the River Bure, this well established retreat is 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.

Two§ king size bedrooms, 1 twin (2 singles). Fully fitted kitchen. GCH. Gas hob, oven and 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 and towels supplied. Family bathroom shower over bath. Conservatory/games room at the rear with pool table and games table. Parking for 3 cars. Gas BBQ and gas pizza oven (please bring your own green patio gas canister), Outside shed for fishing equipment storage and bait/beer fridge in the conservatory. STRICTLY a no smoking property.

Sleeps 6
Mooring ✓
Fishing ✓
Main River✖
Parking ✓
Pets welcome ✖
Bed linen ✓
Towels ✓
Non smoking ✓
Ground floor bedroom ✓
Ground floor bathroom ✓



Swan Cottage






Swan Cottage is a delightful property located on Lower Street in the heart of the quaint riverside village of Horning. Deceptively spacious and recently redecorated, the cottage has a real family feel to it.

Perfect for those who want to be near the river but not directly on it, so for those with little people (or water dogs!) there is no riverside garden to worry about. A very short walk will take you to the Village Green alongside the River Bure, where you can pull up a chair to fish, or sit on a bench while you enjoy an ice cream and watch the boats sail by. Here you will also find all the little shops, cafes and pubs you'll desire during your holiday. A fantastic base to explore the surrounding village and Broads. Dayboats can be hired in Horning so you won't miss out on the river fun either. Close to BeWILDerwood adventure park and the RAF Radar Museum, both places are a must!

Ground floor: lounge, fully fitted kitchen, dining room, WC. Upstairs: 4 bedrooms (3 doubles – incl 1 with en-suite, and 1 twin room), family bathroom. Rear patio with garden furniture. Gas central heating included in price, electric oven, hob and grill, fridge freezer, dishwasher, washing machine, TV/DVD, free WiFi, bedding and towels supplied, parking for 2 cars, patio furniture. Well behaved pets permitted (small charge)

Sleeps 8
Mooring ✖
Fishing - across the road ✓
Main River✖
Parking ✓
Pets welcome ✓
Bed linen ✓
Towels ✓
Non smoking ✓
Ground floor bedroom ✖
Ground floor bathroom ✖



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 and 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 and watch the boats meander on by, perhaps with a glass of wine in hand. Hire a dayboat or bring your own canoes and Kayaks (Broads Toll chargeable), with plenty of mooring space available. Fishermen have plenty of river frontage and the dyke to fish from. With stairs up to the first floor and 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. One Kingsize bedroom with ensuite shower, 2 Kingsize bedrooms, 1 Twin bedroom (2 singles), Family bathroom with separate shower and 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 and they will have access to this.

Sleeps 8
Mooring ✓
Fishing ✓
Main River✓
Parking ✓
Pets welcome ✓
Bed linen ✓
Towels ✓
Non smoking ✓
Ground floor bedroom ✖
Ground floor bathroom ✖



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 and 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 and 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 and separate freezer. WC. Utility room. Travel cot and 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.

Sleeps 5 + 1
Mooring ✓
Fishing ✓
Main River✓
Parking ✓
Pets welcome ✓
Bed linen ✓
Towels ✓
Non smoking ✓
Ground floor bedroom ✖
Ground floor bathroom ✖



The Firs






This brand new single-level wooden cottage is an absolute home from home right in the heart of Wroxham and Hoveton down a quiet lane. Upon entering The Firs, it is light, airy and spacious with a large open-planned living area with a vaulted and beamed ceiling. The modern, well stocked kitchen opens onto the lounge, which has wonderful views over the garden and 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).

Two 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 and 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). Option to hire designated day boat subject to availability. Parking for 2 cars at the back of the property. PLEASE NOTE: This property has an unfenced river front. STRICTLY a no smoking property.

Sleeps 4
Mooring ✓
Fishing ✓
Main River✖
Parking ✓
Pets welcome ✖
Bed linen ✓
Towels ✓
Non smoking ✓
Ground floor bedroom ✓
Ground floor bathroom ✓

The Moorings






The Moorings in the heart of Wroxham is a short walk from all of the local shops, pubs and 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 and boats float by or just the peace and quiet, it is perfect for all. A real tardis of a property as once inside there is lots of space and the bright decor is like a breath of fresh air.

Short breaks available during off peak times.

One 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 and separate freezer. Smart TV with internet access for Netflix etc/Freeview and 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.

Sleeps 4
Mooring ✓
Fishing ✓
Main River ✖
Parking ✓
Pets welcome ✓
Bed linen ✓
Towels ✓
Non smoking ✓
Ground floor bedroom ✓
Ground floor bathroom ✓



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 and down stream are wonderful. Sit on the decking and enjoy watching the comings and goings on the river with a G and T. Sheriff House will provide you with memories for years to come!

Downstairs bedrooms - Super king en-suite, king size, double and family room - king size and single. Downstairs family bathroom with bath and separate shower. Second shower room with WC downstairs. Upstairs bedrooms - Super king, king size, bunk-bed room (2 singles), single children's room in the eaves. Upstairs family bathroom with shower. Central heating, electric hob and oven, fridge and 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 and board. Parking for 5 cars, 100 metres river frontage, riverside mooring, private dyke and lagoon, BBQ, river fishing from garden in season. One well behaved pet welcome. STRICTLY a no smoking property.

Sleeps 16
Mooring ✓
Fishing ✓
Main River ✓
Parking ✓
Pets welcome ✓
Bed linen ✓
Towels ✓
Non smoking ✓
Ground floor bedroom ✓
Ground floor bathroom ✓



The Willows






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

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

Sleeps 4
Mooring ✓
Fishing ✓
Main River ✓
Parking ✓
Pets welcome ✖
Bed linen ✓
Towels ✓
Non smoking ✓
Ground floor bedroom ✓
Ground floor bathroom ✓



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 and back for everyone to enjoy. Just sit back, relax and watch the world go by. What could be better?

Ground Floor - Master bedroom - King Size bed, pull out sofa bed for children if needed and en-suite bathroom with bath and 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 and NowTV box. Free Wifi. Open plan kitchen with all mod cons and dining with great river views. Snug with sofa TV and DVD player. Separate WC. Access to the balcony with table and chairs. Highchair and 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 and chairs to seat 12), BBQ and private mooring. Parking for 4 cars.
Parents beware, this garden has unfenced river frontage.

Sleeps 10
Mooring ✓
Fishing ✓
Main River ✓
Parking ✓
Pets welcome ✖
Bed linen ✓
Towels ✓
Non smoking ✓
Ground floor bedroom ✓
Ground floor bathroom ✓



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 and down the river, large decked area to sit and while away the hours with large G and 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.

One kingsize and 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 and cutlery. Walk in shower. Smart TV, free Wifi, iron and board. Private mooring. 1 pet welcome (small charge). Free parking at Potter Heigham bridge (in between the bridge and the fish and chip shop). Storage for bikes and fishing gear. Small bait fridge/freezer outside with bait storage box. Electricity and heating included.

Sleeps 4 + 2
Mooring ✓
Fishing ✓
Main River ✓
Parking ✓
Pets welcome ✓
Bed linen ✓
Towels ✖
Non smoking ✓
Ground floor bedroom ✓
Ground floor bathroom ✓



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 and beautiful garden along the main river, it's perfect for relaxing with family and friends, fishing, sailing, and 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.

One super king bedroom on ground floor, , super king bedroom and double bedroom (downstairs). Downstairs - large family shower room. TV/Freeview. Fully equipped kitchen, microwave, electric cooker, dishwasher, kettle, toaster, large fridge /freezer. Free Wifi, Bluetooth stereo system. Super king bedroom with en-suite shower room (upstairs), 1 twin bedroom (upstairs). Family bathroom. Ramp access from the drive to the front door and to riverside decking and mooring. Waterside arbour. Parking for 3 cars. Electricity included in the price.
A no smoking property. Smoking outside ONLY away from the property due to thatched roof.

Sleeps 8
Mooring ✓
Fishing ✓
Main River ✓
Parking ✓
Pets welcome ✖
Bed linen ✓
Towels ✓
Non smoking ✓
Ground floor bedroom ✓
Ground floor bathroom ✓



Westbury






A delightful riverside townhouse situated in Horning, Norfolk with its own private garden and mooring enjoying magnificent views of the river from the sunroom and 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 and outside balcony overlooking the river. Fully fitted kitchen with Electric oven, hob and grill, dishwasher, toaster and microwave. Bedroom with double bed. Ground floor: main bedroom with a double bed and a tiled en suite shower room. 1 further double and a twin bedroom. TV, pay telephone, washing machine, gas central heating. Cloakroom with hand basin and WC. Bathroom with bath, shower attachment, basin and WC. Bed linen provided. Riverside decking. Parking for 2 cars. Fishing permitted in season from the garden.

Sleeps 8
Mooring ✓
Fishing ✓
Main River ✓
Parking ✓
Pets welcome ✓
Bed linen ✓
Towels ✓
Non smoking ✓
Ground floor bedroom ✓
Ground floor bathroom ✓



Wherrymere






This 4 bedroom spacious property with mooring overlooks a basin in Ferry Marina in Horning, perfect all year round for fishing and close to all the local amenities. Wherrymere is very well appointed and you'll feel at home from the minute you step inside. Relax on the balcony and watch the comings and goings of boats and birds alike.

Detached modern 'upside down' waterside lodge in Ferry Marina. 2 Double bedrooms (1 with en-suite shower room), 1 Twin bedroom (2 single beds), 1 Bunkbed room (2 single beds), Fully fitted kitchen, Gas central heating, Electric oven, hob and grill, Fridge, Freezer, Microwave, Coffee machine, Toaster, TV/DVD/Firesticks, Washer/dryer machine, duvets, bed linen and towels supplied, Bathroom with bath and shower, Parking for 3 cars, 2 garden benches for outdoor eating, River fishing from the garden in season, Free WiFi, Charcoal BBQ, Mooring for small day boat included (30ft), 1 well-behaved pet welcome – pets go FREE.

Sleeps 8
Mooring ✓
Fishing ✓
Main River ✖
Parking ✓
Pets welcome ✓
Bed linen ✓
Towels ✓
Non smoking ✓
Ground floor bedroom ✓
Ground floor bathroom ✓



Wildwood






A property straight from the pages of an Enid Blyton novel or from Swallows and Amazons. Sitting on the banks of the River Bure in Wroxham, this Norfolk cottage has been extensively renovated throughout to a very high standard, nurturing all the character of a traditional Norfolk cottage with all mod cons of a new property. A large and magical garden abundant with flowers, shrubs and mature plants, wraps itself around the cottage. Steeped in history, there's a sunken wherry in the lagoon at the back and amongst the flower beds you may be able to find an old stone from centuries ago, engraved with an ancient poem.

Decking runs around the perimeter of the garden, leading to a little gazebo, the perfect place to enjoy a drink and let your cares melt away. Wildwood is simply perfect for relaxing with family and friends, fishing, sailing, and just simply watching the world go by. The cottage quite simply has it all! And If you can bear to tear yourself away from Wildwood, all your amenities are just a short walk away in Wroxham.

Ground floor: 1 kingsize bedroom, family shower room, large open plan L-shaped kitchen/diner/lounge, garden room, utility room. Upstairs: 1 kingsize bedroom with en-suite shower room and balcony overlooking the Bure, 1 twin bedroom with en-suite shower room. Views of the river from every room. Sorry no pets here.

Sleeps 6
Mooring ✓
Fishing ✓
Main River ✓
Parking ✓
Pets welcome ✖
Bed linen ✓
Towels ✓
Non smoking ✓
Ground floor bedroom ✓
Ground floor bathroom ✓

Willow Lodge






Set in its own grounds with decking to the front of the property in Horning. The spacious lounge and 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 and moorings around Grebe Island. Large riverside garden perfect for watching the local wildlife or simply enjoy a glass or two on the Norfolk Broads.

One double en-suite, 1 twin, 1 family room (1 double and 1 single), 1 double. 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.

Sleeps 9
Mooring ✓
Fishing ✓
Main River ✓
Parking ✓
Pets welcome ✓
Bed linen ✓
Towels ✓
Non smoking ✓
Ground floor bedroom ✓
Ground floor bathroom ✓

Bertie Boat






Why not hire Bertie Boat along with your holiday cottage for the week. He's easy to sail around the Norfolk Broads and has a canopy in case of rain which can be removed during dry and sunny times. Seats for up to 7 adults or 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 and 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 and return to Horning.

Boat hire period runs from Sunday morning to Friday afternoon.

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

Seats 7
Mooring ✓
Fishing ✓
Main River ✓
Pets welcome ✓



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 and cold water, gas hob and grill, kettle.

Fully inclusive rate including a full tank of fuel, insurance, buoyancy aids and 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 and return to Horning.

Boat hire period runs from Sunday morning to Friday afternoon.

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

Seats 8
Mooring ✓
Fishing ✓
Main River ✓
Pets welcome ✓



Mr Pip (Picnic boat)






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 and has a sliding canopy in case of rain which can be opened during dry and sunny times. Facilities included: Toilet, sink, hot and cold water, gas hob and 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 and 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 and return to Horning.

Boat hire period runs from Sunday morning to Friday afternoon.

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

Seats 7
Mooring ✓
Fishing ✓
Main River ✓
Pets welcome ✓



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 and has a sliding canopy in case of rain which can be removed during dry and sunny times. Facilities included: Toilet, sink, hot and cold water, gas hob and 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 and 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 and return to Horning.

Boat hire period runs from Sunday morning to Friday afternoon.

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

Seats 8
Mooring ✓
Fishing ✓
Main River ✓
Pets welcome ✓



Rambler (Picnic 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 and has a sliding canopy in case of rain which can be opened during dry and sunny times. Seats up to 7. Facilities included: Toilet, sink, hot and cold water, gas hob and 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 and 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 and return to Horning.

Boat hire period runs from Sunday morning to Friday afternoon.

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

Seats 7
Mooring ✓
Fishing ✓
Main River ✓
Pets welcome ✓

Notes

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Riverside
RENTALS
Keswick
North Walsham
Happisburgh
East Ruston
Lessingham
B1159
B1145
A149
Worstead
B1150
Swanton Abbott
Ingham
Sea Palling
Stalham
B1151
Sutton Mill
Waxham
End of Navigation
Dilham
Smallburgh
Barton Turf
Sutton
Hickling
Horsey Mere
Horsey Windpump
Barton Broad
Beeston Hall
A1151
Neatishead
A149
West Somerton
Martham Broad
Winterton
River Ant
How Hill
Ludham
Potter Heigham
Martham
B1159
Windfarm
Hemsby
Coltishall
End of Navigation
Horstead
River Bure
Hoveton
Irstead
Horning
A1062
River Thurne
Thurne
Rollesby
Rollesby Broad
B1159
Newport
Scratby
Wroxham
Wroxham Broad
River Bure
Cockshoot Broad
Ranworth Broad
Ormesby St Margaret
California
Spixworth
Mailhouse Broad
Woodbastwick
Broadland Conservation Centre
Ranworth
South Walsham Broad
FAIRHAVEN
B1152
Clippesby
Ormesby Broad
A149
River Bure
Salhouse
Rackheath
B1140
A1151
South Walsham
Upton
Filby Broad
A1064
Filby
Thrigby
Caister on Sea
Caister Castle
Norwich
B1140
Stokesby
Runham
River Bure
Acle
A47
End of Navigation
Thorpe St. Andrew
Blofield
Lingwood
Brundall
B1140
Halvergate
Woods End
River Yare
Saxlingham
Breydon Water
Great Yarmouth
Berney Arms
Bradwell
Buckenham
B1140
Brammerton
Rockland St Mary
Ruins
Cantley
River Yare
Reedham
River Waveney
Belton
A143
Hospital
Gorleston on Sea
B1332
A146
Dunston
Claxton
Langley
Stoke Holy Cross
Thorton
Poringland
Fritton Lake
Fritton
Swainsthorpe
Chedgrave
River Chet
Hardley Flood
B1140
New Cut
St. Olaves
Lound
Hopton on Sea
Somerleyton
Heringfleet
A12
Blundeston
Brooke
End of Navigation
Loddon
Thurlton
B1427
Somerleyton Hall
Saxlingham Nethergate
Haddiscoe
River Waveney
Corton
Seething
A146
Hales
B1136
Raveningham
Saxlingham Thorpe
B1132
Saxlingham Green
Toft Monks
Lowestoft
Tasburgh
A143
Hempnall
B1135
Woodton
Wheatacre
Kirby Cane
Aldeby
B1140
Burgh St. Peter
Fritton
Topcroft
A143
Morningthorpe
Shelton Green
Geldeston
Gillingham
Beccles
River Waveney
Oulton Broad
Yacht Station Moorings
Ellingham
Great Green
B1132
Geldeston Lock
End of Navigation
Barsham
Bungay
B1062
Barnby
A146
Carlton Colville
A1117
Worlingham
Mutford
Pakefield
A145
A12
B1062
A144
Ringsfield
B1127
Ellough
Holver
Hulver Street
Henstead
Reedham
Halvergate
Buckenham
Cantley
Claxton
Langley
Reedham Ferry
Chedgrave
Hardley Flood
Loddon
Thurlton
Haddiscoe
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