



Old Hall
Lighthouse Lane | Happisburgh | Norfolk | NR12 0QA

AN ICONIC OUTLOOK



“One of the Norfolk coast’s most well-known sights is Happisburgh lighthouse, and when you call this home, the lighthouse forms part of your beautiful view. Set well back from the beach, looking across farmland and to the lighthouse, this property sits in a truly idyllic position. The little lane down here is peaceful and the property wonderfully private, with surprisingly spacious accommodation and a good size garden. All the amenities of the village await – and of course, the glorious beaches found across the area.”



KEY FEATURES

- A Detached Former Village Hall located in Happisburgh with Views of the Lighthouse
- Four Bedrooms, Three of which are on the Ground Floor with a Shower Room
- First Floor Principal Bedroom with Dressing Room and Bathroom
- Kitchen with Separate Utility Room
- Open Plan Sitting/Dining Room with Mezzanine Level and Separate Snug
- Private Rear Garden with Patio and Views of the Lighthouse
- Workshop, Shed and Greenhouse
- Shingle Drive provides Parking for Several Vehicles
- The Accommodation extends to 2,154sq.ft
- Energy Rating: D

This property offers a beautiful balance of peace and quiet with access to amenities, a community, the coast, the Broads and wonderful walks. Much larger than it first appears, the house also has plenty of parking and a generous garden, so it's altogether a wonderful place to be.

The Heart Of Village Life

The property was built in 1914 and was originally the village hall and the focal point of community life, especially during World War II. Many who have lived in Happisburgh for a long time still share stories of their memories here with the owners. It was converted into a private home around 30 years ago and has also been a very successful holiday let. The current owners had been searching for a property in Norfolk for several years when they came across this. They found North Norfolk too busy and started to explore further down the coast, coming across this gem in a quiet part of the village yet close to the beach. Over their time here they have updated and improved the property whilst retaining original features, fitting a new kitchen, laying a large feature patio for outdoor entertaining, and upgrading the first-floor master suite, as well as putting in a log burner to add warmth and cheer on winter evenings.





KEY FEATURES

Sunny Delight

One of the highlights of the home has to be the large, south-facing, triple-aspect sitting room, where the owners love to socialise and have hosted many gatherings. Light pours into the room all day long and the windows frame the amazing views. To the other end of the property, looking out over the garden, you have the recently refitted kitchen with the breakfast bar creating a sociable nature to the room. There's also a utility room and cloakroom. Off the kitchen you'll find a snug, which is a lovely spot in which to relax in the heart of the home. There are three well-proportioned bedrooms and a shower room too, so plenty of space for a family – and the snug would make the perfect playroom. But that's not all. This surprisingly spacious home has a fabulous principal bedroom suite on the first floor, complete with a bathroom with a contemporary freestanding bath, plus a generous and well-fitted dressing room. There's also a mezzanine with stunning views and plenty of natural light. The owners find this a great spot for reading or crafts, thanks to the light, and their dogs enjoy being up here and looking down on their owners!

Coast, Community And Countryside

The rear garden is very private and the owners spend as much time out here as they can in summer. Most of the neighbouring properties are single storey, so there's nobody to overlook you, while the lane itself is quiet and only a handful of vehicles pass each day. The owners were looking for peace and seclusion without isolation and have certainly found that here. They describe Happisburgh as a "quiet village full of friendly people". There's a highly regarded primary school, popular local pub, well-used village hall, leisure facilities and more. It's also well placed for beach and coastal walks, with Happisburgh beach just three- or four-minutes' walk from the house. The owners like to stroll to a popular dog-friendly café around 30 minutes away for coffee and cake or get fish and chips by the beach at nearby Walcott. Stalham and North Walsham, both well-served towns, are a short drive from the property, with Norwich, Cromer and Sheringham also within easy reach.





























INFORMATION



On The Doorstep

Happisburgh is situated near to the Norfolk Broads and from here you can explore the wealth of broads and backwaters at one's leisure. Wroxham boasts the Roys of Wroxham department store, individual boutiques, a range of eateries, banks and tourist attractions. The Norfolk coast is an area of outstanding natural beauty and is close at hand with a number of golf courses and other leisure facilities close by.

How Far Is It To?

From Happisburgh you have easy access to the cathedral city of Norwich which is approximately 15 miles to the south west with its large array of cultural and leisure facilities, including Chantry Place shopping centre, bars, restaurants, theatres and cinemas. There are a number of good schools in both the state and private sectors as well as the University of East Anglia. Norwich has a main line station to London Liverpool Street with an approximate journey time of 1 hour 40 mins, also providing commuter trains to Cambridge. There is an international airport to the north side of the city and access to most major trunk roads. From the A11 Newmarket Road, Cambridge lies approximately 60 miles to the south-west and Newmarket 47 miles. Cromer is approximately 13 miles away and often hailed one of Norfolk's most attractive seaside resorts. It is renowned for crab fishing and whilst maintaining its Victorian charm, the town is an important residential, administrative and service centre for the growing population of North Norfolk.

Directions

Leave Norwich on the A1151 Wroxham road passing through Wroxham and prior to reaching Stalham take a left at the junction onto the B1159 signposted Happisburgh. At the next junction turn left. Continue along the B1159 and then turn right onto Vicarage Road and continue onto Happisburgh Road. This road turns left and becomes Whimpwell Green Road. Turn left onto Whimpwell Street and then right onto Lighthouse Lane and the property will be on the left hand side.

Services, District Council and Tenure

Oil Central Heating, Mains Water, Mains Drainage

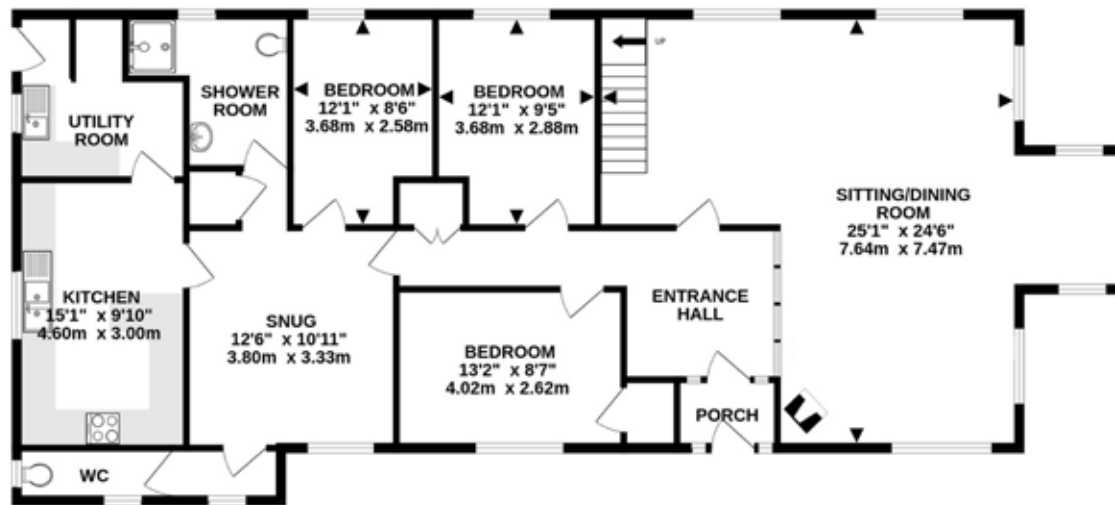
Broadband Available - vendor uses BT Halo 3

Mobile Phone Reception - varies depending on network provider

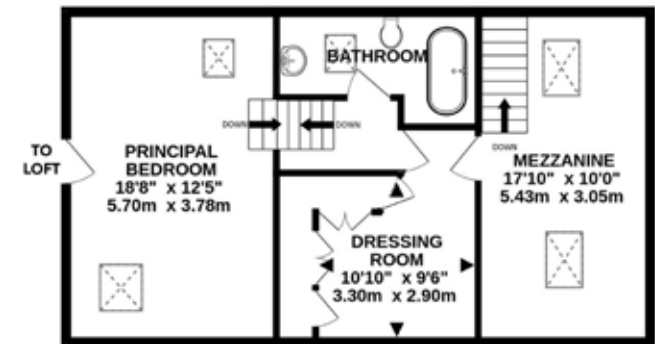
Please see www.checker.ofcom.org.uk - for Broadband/Mobile availability

North Norfolk District Council - Council Tax Band E

Freehold



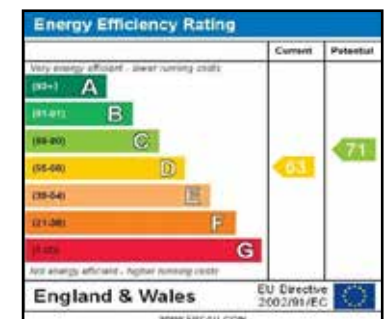
GROUND FLOOR
1519 sq.ft. (141.1 sq.m.) approx.



1ST FLOOR
634 sq.ft. (58.9 sq.m.) approx.

TOTAL FLOOR AREA : 2154 sq.ft. (200.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, all measurements are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only. www.norfolkpropertyphotos.co.uk
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