



THE STORY OF
Littlewoods Farmhouse
Happisburgh, Norfolk

SOWERBYS



THE STORY OF

Littlewoods Farmhouse

Grub Street, Happisburgh, Norfolk
NR12 0QZ

Coastal Location

Immaculate Throughout, with an
Abundance of Character

Fine Sitting Room

Well-Appointed Dining Room

Modern Well-Fitted Kitchen

Utility Room/Bootroom

Ground Floor Bedroom and Bathroom

Three First Floor Bedrooms, and En-Suite

Recent Rethatch and Ridge

Outbuildings and Landscaped Garden

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Effortlessly blending historic charm with contemporary comfort, Littlewoods Farmhouse is a captivating, thatched period home. Its position on the edge of the village ensures a tranquil, rural setting, whilst a walk of around a mile and a half will take you to Happisburgh's stunning beach.

This beautifully renovated residence strikes the perfect harmony between traditional character and modern living. The craftsmanship throughout is impeccable. The two main reception rooms are a delight to relax in, featuring cosy inglenook fireplaces and exposed beams which exude warmth and personality. The bespoke kitchen is a culinary haven, ideal for cooking and entertaining. Adjacent to the kitchen, a handy utility room/bootroom opens seamlessly onto a terrace, perfect for easy outdoor access. The ground floor also boasts a well-appointed modern bathroom and a convenient bedroom.

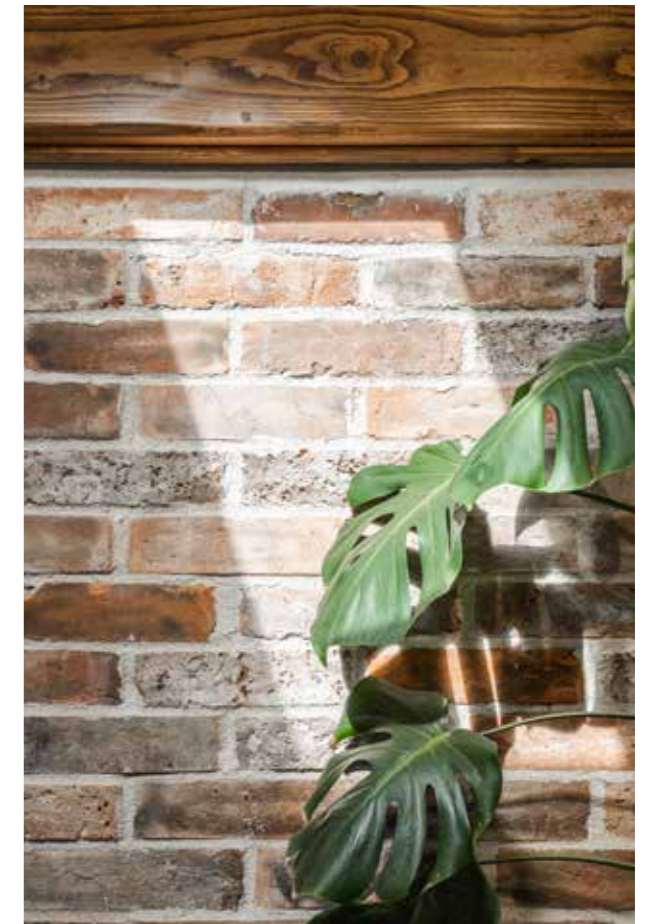
Upstairs, you'll find three inviting bedrooms, one of which includes a stylish en-suite shower room.

Outside, the property is equally impressive with ample parking at the front. Gabions filled with architectural stones create an attractive backdrop to the front seating terrace. A gracefully elevated lawn and easy access to the garage and outbuildings enhance the appeal. The outbuildings hold huge potential for a number of uses, including holiday letting, subject to the relevant consents.

The rear garden is a beautifully landscaped sanctuary, with a seamless terrace providing the perfect spot to unwind and enjoy the garden views. Expansive lawns, mature shrub borders, and a charming greenhouse complete this picturesque setting.

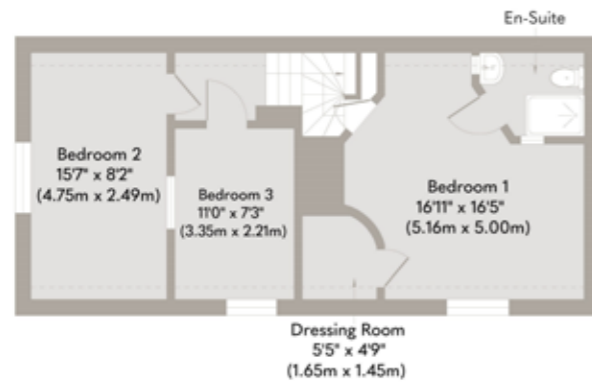




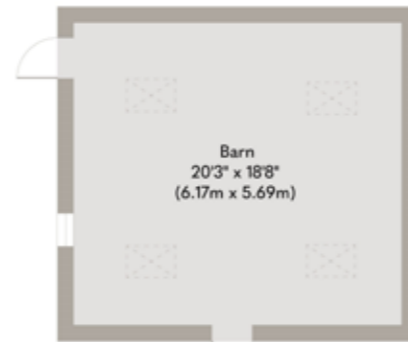




Ground Floor Approximate Floor Area 1129 sq.ft (104.85 sq.m)
 First Floor Approximate Floor Area 520 sq.ft (48.29 sq.m)
 Workshop Approximate Floor Area 355 sq.ft (32.96 sq.m)
 Barn Approximate Floor Area 378 sq.ft (35.11 sq.m)
 Approx. Gross Internal Floor Area 2382 sq.ft (221.21 sq.m)



First Floor



Barn



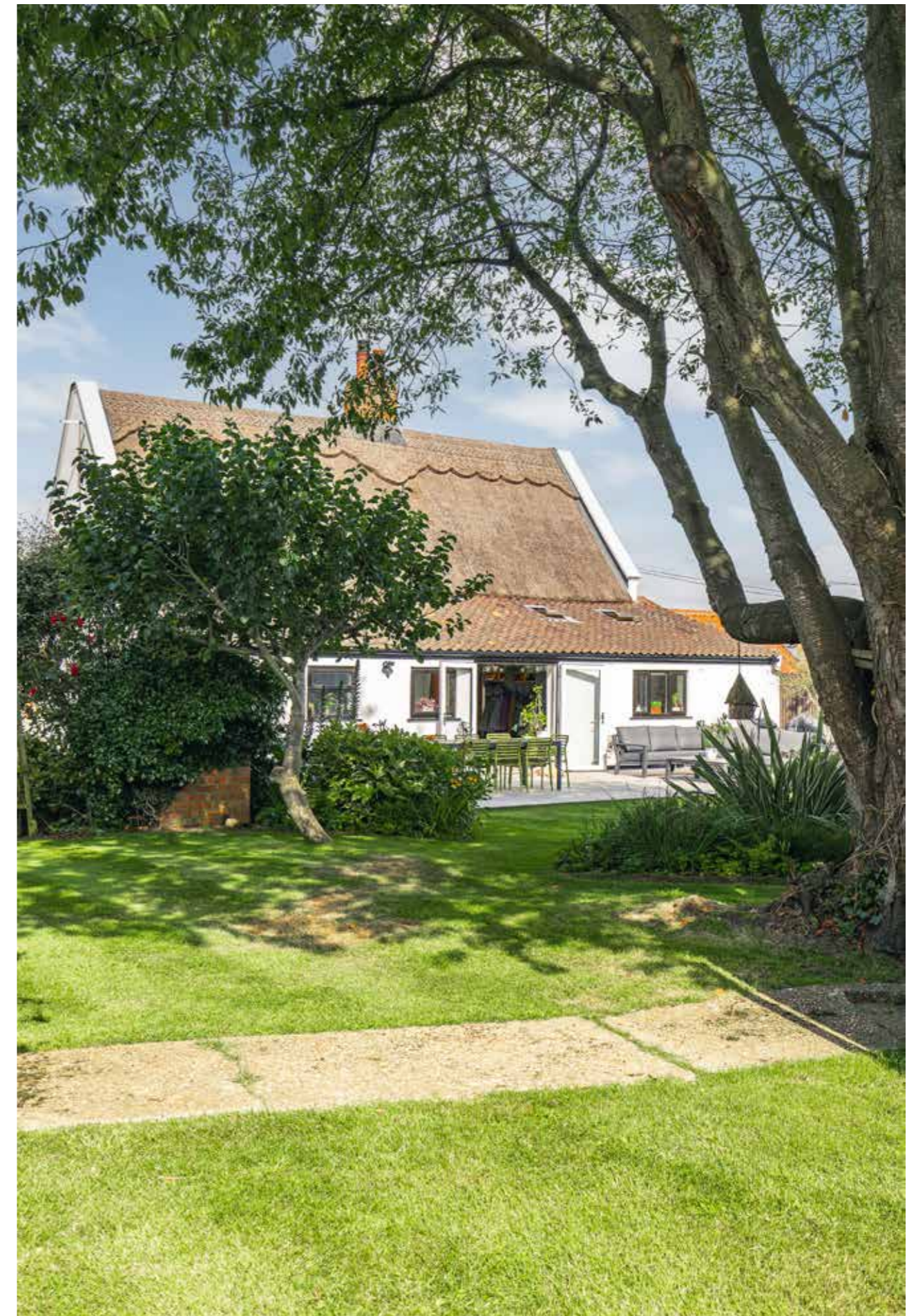
Ground Floor



Workshop

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Happisburgh

TIMELESS COASTAL CHARM MEETS
SCENIC NATURAL BEAUTY



Happisburgh (pronounced Haze-brugh) is a thriving village on the north Norfolk Coast. It has an impressive church looking down on to the village. You can visit the oldest working lighthouse on the Norfolk coast and it's the only independently operated light in the UK. There is a local shop/post office, fantastic primary school, which has been expanded, brilliant local fish shop and The Hill House public house. It's said that Sir Arthur Conan Doyle was staying at The Hill House when he formed the idea for his story 'The Adventure of the Dancing Men', apparently inspired by the son of the landlord who had created a code in which he communicated with his parents through stick men illustrations.

Happisburgh is the perfect base for many countryside and coastal walking and cycling routes, and for access to the Broads.

Nearby, are the towns of Stalham and North Walsham with many more amenities. There is a railway station at North Walsham - nine miles away - which connects to the main line of Norwich. The town offers many amenities including a range of supermarkets, leisure facilities, shops, primary and secondary schools, sixth form college, doctors surgeries and a cottage hospital.



Note from Sowerbys



“Every room tells a story, seamlessly integrating the elegance of the past with the chic sophistication of contemporary design.”



SERVICES CONNECTED

Mains electricity and water. Private drainage. Oil fired central heating.

COUNCIL TAX

Band D.

ENERGY EFFICIENCY RATING

D. Ref:- 9654-2841-7792-9903-7521

To retrieve the Energy Performance Certificate for this property please visit <https://find-energy-certificate.digital.communities.gov.uk/find-a-certificate/search-by-reference-number> and enter in the reference number above. Alternatively, the full certificate can be obtained through Sowerbys.

TENURE

Freehold.

LOCATION

What3words: ///infringe.waiters.sprinkler

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SOWERBYS

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