



Merry Court, Cliff Farm Barns
Old Hunstanton Road | Old Hunstanton | Norfolk | PE36 6QA

LUXURIOUS COASTAL HOME



At the heart of the exclusive Cliff Farm Barns development, accessed along a private lane and just a short stroll from Old Hunstanton's sandy beaches and the sweeping clifftops for which the village is famed. This distinctive barn conversion is a compelling blend of timeless rural character and striking contemporary design in an enviable coastal setting.



KEY FEATURES

- A Beautiful Barn Conversion in the Coastal Village of Old Hunstanton
- Flexible Layout, an Ideal Configuration for Multi-Generational Living
- Four En-Suite Bedrooms and Master also with Dressing Room and a Family Bathroom
- Spacious Open-Plan Kitchen/Dining Room with Separate Utility Room
- Dual Aspect Sitting Room with Wood Burner and a Garden Room
- Large Hallway with Galleried Landing
- Wonderful Original Features include Vaulted Ceiling & Exposed Timbers
- Landscaped Courtyard Gardens designed for Privacy and Entertaining
- Ample Parking and Dedicated Two-Bay Carport
- Idyllic Coastal Position Close to Clifftop Walks and Beaches
- The Accommodation extends to 3,081sq.ft
- Energy Rating: C

Spacious, filled with natural light and opening onto beautifully landscaped courtyard gardens, this distinctive property offers an exceptional opportunity to enjoy the very best of the north Norfolk coast, within a setting that delivers privacy and effortless contemporary style.

Flexible Accommodation

Merry Court was sympathetically converted in 1998 to a very high standard, and is one of a small group of conversions approached over a long driveway from Chapel Bank, yet within easy walking access to the local shop and Old Hunstanton beach. The building is constructed of brick and carrstone with part timber clad elevations, and some areas of the roof are slate covered while others are pantiled. It is set in beautifully landscaped courtyard-style gardens, and the configuration of the property enables it to be occupied very comfortably solely on the ground floor if required, offering a magnificent main bedroom suite with adjoining dressing room and en-suite bathroom, there being two further double bedrooms each with en-suite bathrooms on the first floor. Thus, the property is ideal for multigenerational living if this is a requirement. There is an impressive reception hall with galleried landing, sitting room and superb thirty-foot kitchen/dining room with vaulted ceiling and exposed timbers. The main ground floor rooms have glazed doors opening to the courtyard garden, and the property has gas-fired central heating, and a two-bay car port, to the side of which is a delightful adjoining garden room.

So Much Space

"The attraction of the property was the size and space," the current owners said when asked what first drew them to their home. They have lived in in for the past ten years and during their time there have added a new garden room which was formerly a car port. "It can serve as a dining/lounge/office/studio or whatever you wish it to be. We also made the room next to it into an en-suite bedroom." And the owners have spent the last year renovating their home and also had the terraced areas completely repointed.





KEY FEATURES

Favourite Spaces

Amongst standout rooms, the owners pointed to the kitchen/dining room as a special space. "There's no question that it's a favourite room where everyone instinctively gathers," they explained. Throughout the property large windows encourage a strong connection with the gardens and flood the interior with light. And the two further flexible bedrooms found upstairs offer either family or guest accommodation, or perhaps a home office if required, with peaceful aspects over the development and surrounding countryside.

Gardens & Outdoor Living

The landscaped courtyard-style gardens are a particular joy at Merry Court. Access to them is via double wooden entrance gates, which are electrically operated. These open onto the courtyard with a feature tree at the centre. "The garden lights up – literally – with floodlights and, when on, the ornamental fountain looks beautiful. For storage the garden has a useful storage shed plus two log stores (for our wood burner in the sitting room)," the owners explained. They also installed a large carport which can accommodate two vehicles side-by-side, with sufficient space for the mower and garden tools, but could also take a boat if cars were not parked in it. The attractively landscaped garden is block paved with a circular raised brick flower bed, extremely well stocked with a variety of plants and shrubs. There are further raised beds to the side including a very attractive rose garden. A feature brick and stone garden wall separates a paved courtyard area, which again has well stocked raised beds to the perimeter and a central raised pond and fountain. The gardens are mainly walled, enjoy a high degree of privacy and provide a delightful setting. A single back gate opens to a private gate which is only for the use of the five properties and provides a pedestrian "short cut" to the main road and the local general store/post office and The Lodge Hotel and Restaurant as well as access to the beach, which is just 3-4 minutes from the private gate.

On Leaving

The owners reflected warmly on their time at Merry Court, saying, "What we will miss most is our Sunday morning walks on the beach with the dog in either the winter or summer months, then picking up the Sunday papers to return home to cook a fantastic farmhouse breakfast on the Aga. We will also miss be able to accommodate friends who arrive for a few days visit. And we will also miss having a tall Christmas tree in the hallway!" The decision to leave has not come easily, a testament to the property's unique appeal and the happy memories made on the north Norfolk coast.

































INFORMATION



On The Doorstep

Old Hunstanton is one of west Norfolk's most coveted coastal villages, renowned for its dramatic cliffs, sandy beaches and iconic lighthouse. "Old Hunstanton beach with its café is 3 to 4 minutes' walk away," the owners said, who went on to describe the kite surfing and other beach activities, as well as the live music on the cliff top, the golf club and village's celebrated restaurants – such as The Neptune and The Lodge – which are popular with locals and visitors alike, while the award-winning Rose and Crown at Snettisham provides a quintessential country pub experience within easy reach. Another wonderful feature of the property's setting is the area's famed walking and cycling routes which start almost from the door. Hunstanton Golf Club is less than a mile north, while the Royal Sandringham Estate is approximately 10 miles by road. "Thornham is 7 minutes from us by car with a range of shops including clothes, hair stylists, fresh fish, and fruit and veg, and fish and chips," the owners explained. And the town of Hunstanton is a few minutes' drive away and offers the renowned Princess Theatre, an annual carnival, supermarkets, chemist, cafes, a health centre and dentist, along with schooling for all ages both state and private including The Glebe preparatory school. North Norfolk's coastal road runs nearby, providing a connection to Burnham Market, Wells-next-the-Sea and some of the UK's finest coastal reserves.

How Far Is It To?

King's Lynn, with its rail station and mainline links to Cambridge and London is 17 miles by road (about 35 minutes by car). The market town of Fakenham with its weekly market is approximately 19 miles to the southeast, and the North Norfolk coast, with its nature reserves and picturesque villages, is easily accessible for day trips. Burnham Market, with its boutiques and delis, is approximately 11.5 miles distant, and the cathedral city of Norwich is about 44 miles to the east.

Directions

From Fakenham, join the A148 eastbound and follow the signs to King's Lynn until taking a right turn onto the B1454 towards Docking, keeping straight ahead on Ringstead Road and then Docking Road. Pass through Ringstead, following the road around to the left and then take a right turn into the High Street. Follow this, continuing straight ahead, into Hunstanton Road, whereupon meeting the A149, turn left as signposted to Heacham. A short distance further on, turn left into Church Road and follow this around to the right as it becomes Chapel Bank, then take a right turn along the private lane. The property will be found on the left as identified by the Fine & Country For Sale Board.

Services, District Council and Tenure

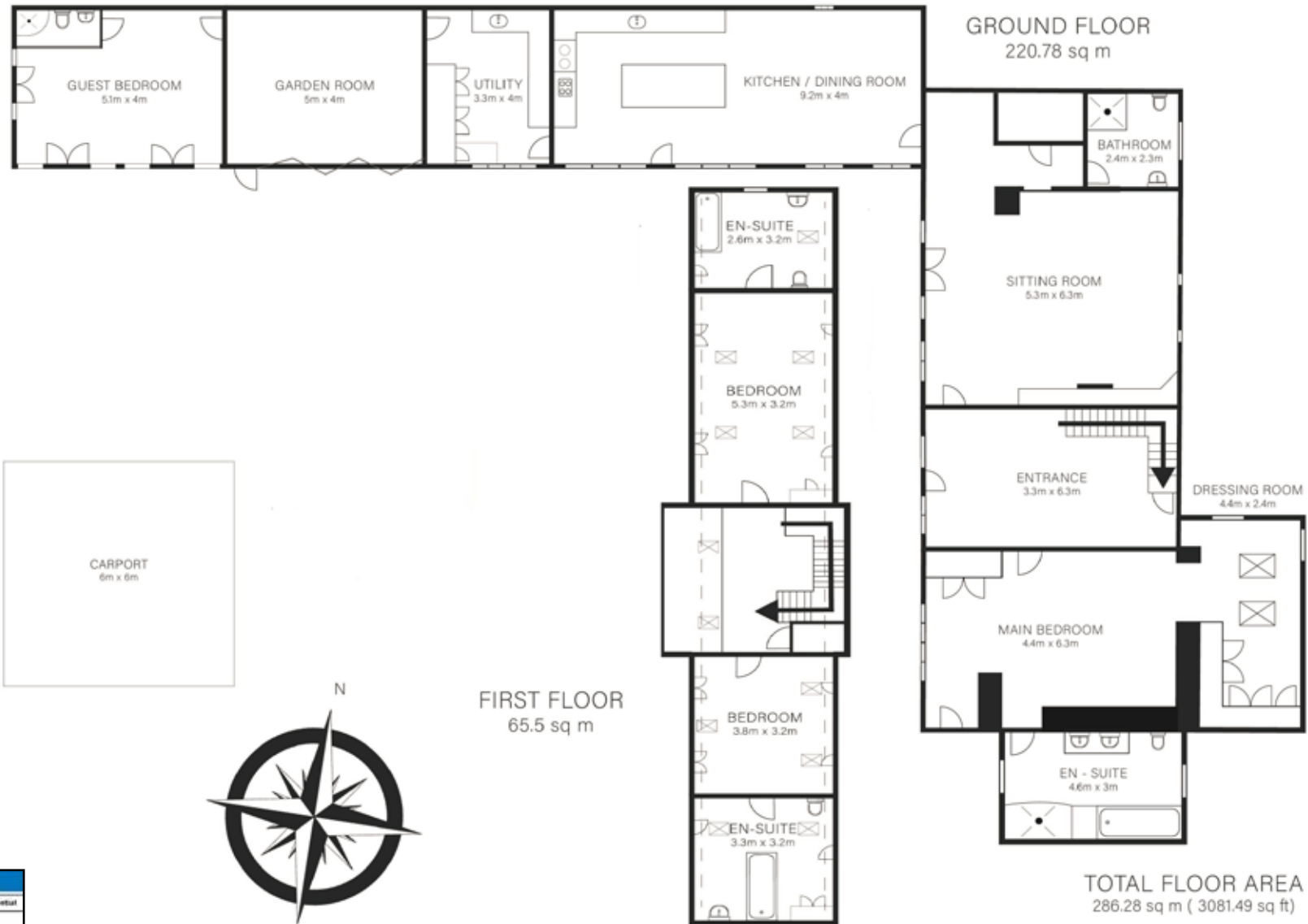
Gas Central Heating, Mains Water, Mains Drainage

Broadband Available - please see www.openreach.com/fibre-checker - Vendors use SKY

Mobile Phone Reception - varies depending on network provider - Please see www.checker.ofcom.org.uk

King's Lynn & West Norfolk Borough Council - Council Tax Band: F

Freehold



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(93-)	A		
(81-92)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		69	75
England & Wales		EU Directive 2002/91/EC	
www.rpva.com			

Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure.



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