

# SALES & LETTINGS

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# Barron Lodge, Grub Street, Happisburgh, Norfolk, NR12 0QZ

Barron Lodge and its associated land and buildings affords a fantastic and unique opportunity on which to enjoy a rural lifestyle whilst also running a successful and well-established holiday let and caravan business.

Located on a plot of almost three acres, with spectacular countryside views stretching towards the iconic Happisburgh lighthouse, surrounded by walkways and bridle paths that afford easy access into the nearby village and onto the sandy dog friendly blue flagged beaches.

The main residence, Barron Lodge, comprises a well presented three-to-four-bedroom family home with a spacious open plan lounge, kitchen area and dining room with feature wood burning stove. There are also two bathrooms and a separate utility. Adjoined to the lodge is a separate two-bedroom annexe, referred to as Lighthouse View Lodge, currently utilised as a holiday let business that could easily be incorporated into the main residence to accommodate a multi-generational family.





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- DETACHED
- SEPARATE ANNEXE
- AMPLE OFF-ROAD PARKING

- LIGHTHOUSE & FIELD VIEWS
- PLOT OF ALMOST THREE ACRES
- ENVIABLE NORTH NORFOLK RETREAT

- CLOSE TO LOCAL AMENITIES & BEACHES
- POTENTIAL FOR FURTHER DEVELOPMENT
- ESTABLISHED CARAVAN & HOLIDAY LET BUSINESS

Located within the grounds is a caravan site operated within 'The caravan and Motorhome Club' regulations and caters for five vehicles, each with its own electrical hook up point, access to drinking water and a waste disposal unit.

A large barn at the front of the plot, referred to as The Paddock, has been granted the legal status of a dwelling and architectural plans to convert it into a luxury single storey dwelling are available for viewing upon request. There are additional outbuildings currently used for storage and a site office but ideal for development and conversion subject to the usual planning permission.

Barron Lodge is set within in a sought-after location offering easy access to the beaches along the North Norfolk coastline and with local amenities to include a primary school, a shop and post office, fish and chip shop, The Hill House Inn, a cricket club and church. The larger market towns of Stalham and North Walsham lie to the south and west and can be accessed via a local bus route, with a railway station and links to the capital city of Norwich in North Walsham.



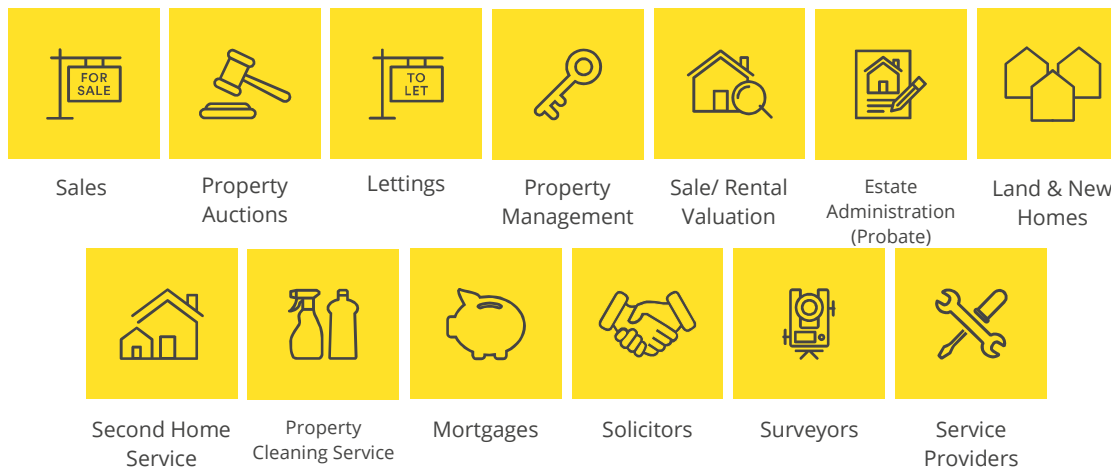


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