

SALES & LETTINGS

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Seacroft Mill House, Whimpwell Street, Happisburgh, Norfolk, NR12 0QD

A thatched barn conversion with field and lighthouse views, located in the historic seaside village of Happisburgh, home to the oldest working lighthouse in the county and the only independently operated lighthouse in the country. The famous landmark red and white striped lighthouse has watched over the surrounding sandy shores for over two centuries.

Happisburgh is a popular and 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 Mill 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.





- DETACHED
- COASTAL HOME
- FOUR BEDROOMS

- LIGHTHOUSE & FIELD VIEWS
- SIDE & COURTYARD GARDEN
- ENVIABLE NORTH NORFOLK RETREAT

- OFF-ROAD PARKING & DOUBLE GARAGE
- PLOT APPROACHING A THIRD OF AN ACRE
- COTTAGE STYLE KITCHEN WITH OIL FUELLED RANGE

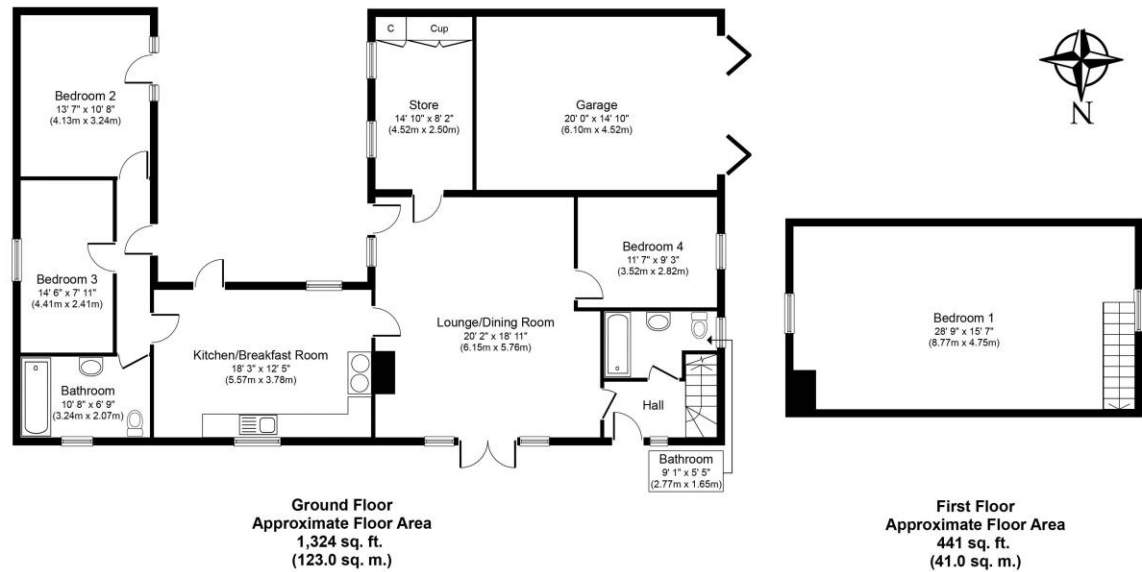
Set on a generous plot approaching one third of an acre, this enviable coastal property is approached over a shingle expanse providing off-road parking and access to a double garage. To the rear an inner courtyard extends away from the barn to a generous and well-tended lawn garden with views towards the lighthouse.

Spacious and versatile throughout, the property enters into an entrance hallway with separate internal doors leading into a bathroom and a generous family lounge dining room with feature fireplace and double doors opening out to the garden. Doors from the lounge lead into a fourth bedroom, a storeroom ideal as a study, home office or gymnasium and a cottage style kitchen breakfast room with an oil fuelled range and a door opening out to the courtyard. From the kitchen an inner hallway leads to a further bathroom and two bedrooms, the second with access to the courtyard. To the first floor a master bedroom, with views to the lighthouse completes the accommodation.





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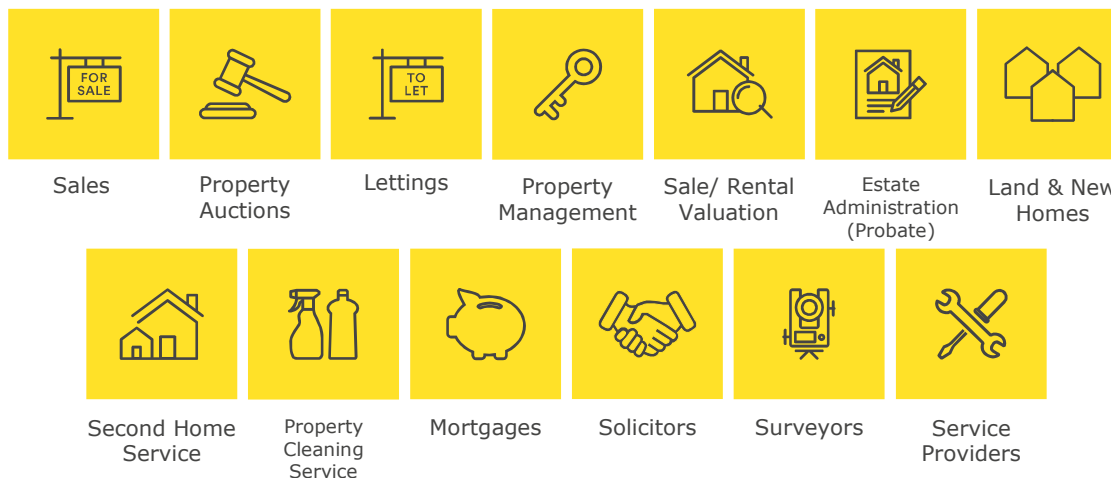
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used 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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		58
(39-54)	E		
(21-38)	F		
(1-20)	G	23	
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	





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