



EH

EXQUISITE
HOME

The little village of West Runton is located at the heart of the Norfolk Coast AONB, surrounded by beautiful woodland and open countryside and with a pretty beach. Its cliffs are home to a number of rare species and have yielded many important fossils over the years. It is a well-served community with a friendly local pub, Thai restaurant, shop, Post Office, social club, tea room and a station with trains running north to Sheringham and south to Norwich. Located between Cromer and Sheringham, it is in an absolutely delightful part of the county.

At the heart of the village is this cosy eighteenth century cottage constructed from local flint and brick. Currently used as a very successful holiday let, it was bought by the current owners nine years ago and completely renovated. They have built a new conservatory, converted the former outside sheds into a smart shower room and utility room, redecorated throughout in pure white paint, put in underfloor heating downstairs and installed beautiful warm oak floors and Suffolk latch doors throughout. Immaculate inside and with a south-facing patio and courtyard at the back providing off-street parking, it ticks every box. The beach is a five minute walk away and the village provides everything for everyday needs. The house is approached from the rear via a pair of gates which give way to a gravelled area with enough room for two to three cars. There is further residents' parking nearby. The sunny brick patio has enough room for seating and the shed (ideal for storage) is painted in cheerful green and white stripes. The door opens straight into the light-filled open plan kitchen with its olive green cabinets, oak effect worktops, recessed halogen lighting, double electric fan-assisted oven, gas hob and integrated dishwasher and washing machine. There is plenty of room for a table and chairs and the kitchen is the ideal space for informal meals, entertaining and family kitchen suppers.



A pair of double doors open into the spacious oak-floored conservatory, delightful in the summer and warm and cosy in the winter. It offers an extra space, ideal for family time, entertaining or overflow guests. The kitchen flows into the open plan living and dining room next door which is dominated by a splendid brick fireplace housing a wood burning stove. This charming space is the perfect place for family time, a glass of wine and a book in front of the fire or a coffee with friends. Spacious, light and beautifully proportioned, it is a wonderful social space. A crisp, contemporary three-piece shower room opens off the living room, featuring a large walk-in shower, oak surround on the basin and plenty of storage. Next door, accessed from the courtyard is the utility room with a further shower.

The staircase rises to the first floor where three bedrooms (one en suite) and a further shower room can be found. The principal bedroom is light and airy and benefits from a stunning en suite shower room with towel heater. There are two further double bedrooms offering versatile accommodation plus a small cloakroom with toilet and shower.

Charm In Abundance

The Norfolk Coast AONB sits at the very north of the county, incorporating a string of delightful coastal resorts including Mundesley, Brancaster, Burnham Market, Blakeney, Holt, Sheringham, Wells-next-the-Sea, Cromer and Overstrand. Sandringham House and its estate is located nearby, north of King's Lynn. This part of Norfolk is known for its grand houses, including the Palladian jewel that is Holkham Hall and stunning Houghton Hall, seat of the Marquesses of Cholmondeley.

This area is a hugely popular tourist destination with its beaches, rich arable farmland and leafy woodland. A network of quiet country roads connects the AONB to the rest of the county and the A148 runs east from King's Lynn to Sheringham. The Bittern railway line runs regular trains from Norwich to Sheringham while there are fast trains from King's Lynn to London King's Cross, uniting the beauty and peace of this region with the practicality of good transport links.

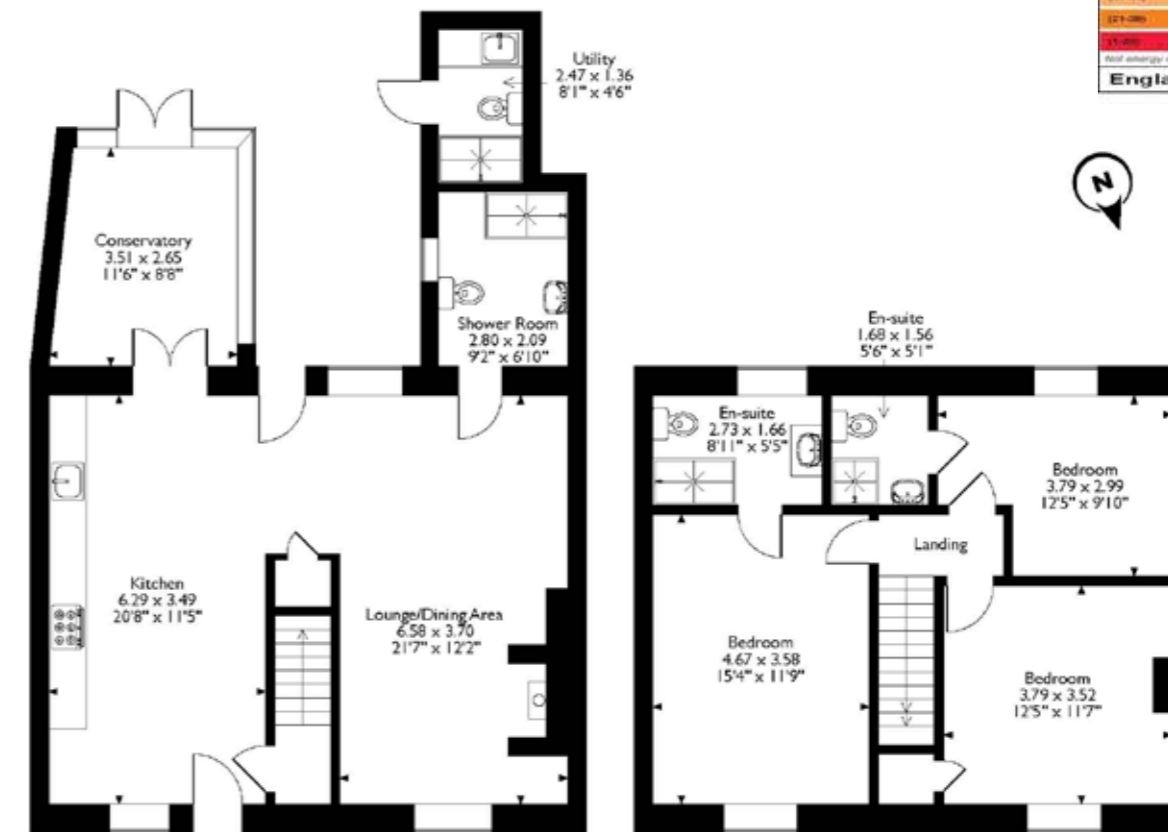




A charming presence...

Approximate Gross Internal Area 132 Sq M/1421 Sq Ft

Energy Efficiency Rating		
Current	Potential	
		Best energy efficiency - highest running costs
		(90+) A
		(81-89) B
		(72-80) C
		(63-71) D
		(55-62) E
		(47-54) F
		(39-46) G
		Worst energy efficiency - lowest running costs
		England & Wales
		EU Directive 2002/91/EC
		www.epc.eu.com



Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.



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