



THE STORY OF

Argyle

West Runton, Norfolk

SOWERBYS

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Argyle

Home Close, West Runton
Norfolk, NR27 9QF



Unique Setting in West Runton Moments Away
from the Train Station and Village Centre

Beautiful Character

Four Bedrooms and Two Bathrooms

Approximately 0.3 Acres (STMS)

Lovely Garden

Outbuildings

Ample Parking



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“We would describe our home as
comfortable, peaceful and full of potential.”

Argyle is an absolutely beautiful 1930's detached home built with influences from the Arts and Crafts era, occupying a prominent plot in a quiet location within the most gorgeous surroundings. This property offers an exciting opportunity for the new owners to create a unique family residence, with the potential to extend, subject to obtaining the necessary planning consents, and utilise the circa 0.3 acres (STMS).

Upon entering the home, you are greeted by an entrance leading to the drawing/ dining room, breakfast room, and sitting room. The sitting room is highlighted by stunning exposed ceiling timbers and a fireplace, with ample natural light streaming in from dual-aspect windows

and a glazed door that opens to the rear patio and gardens. The front of the house features a spacious drawing room, currently used as a formal dining area, boasting a large window and a striking feature fireplace. The exposed timbers continue throughout the property, enhancing its charm.

The rear of the home houses the kitchen, overlooking the gardens, alongside an informal dining area and a convenient WC. The kitchen/utility room provides direct access to the rear patio terrace, perfect for outdoor living.

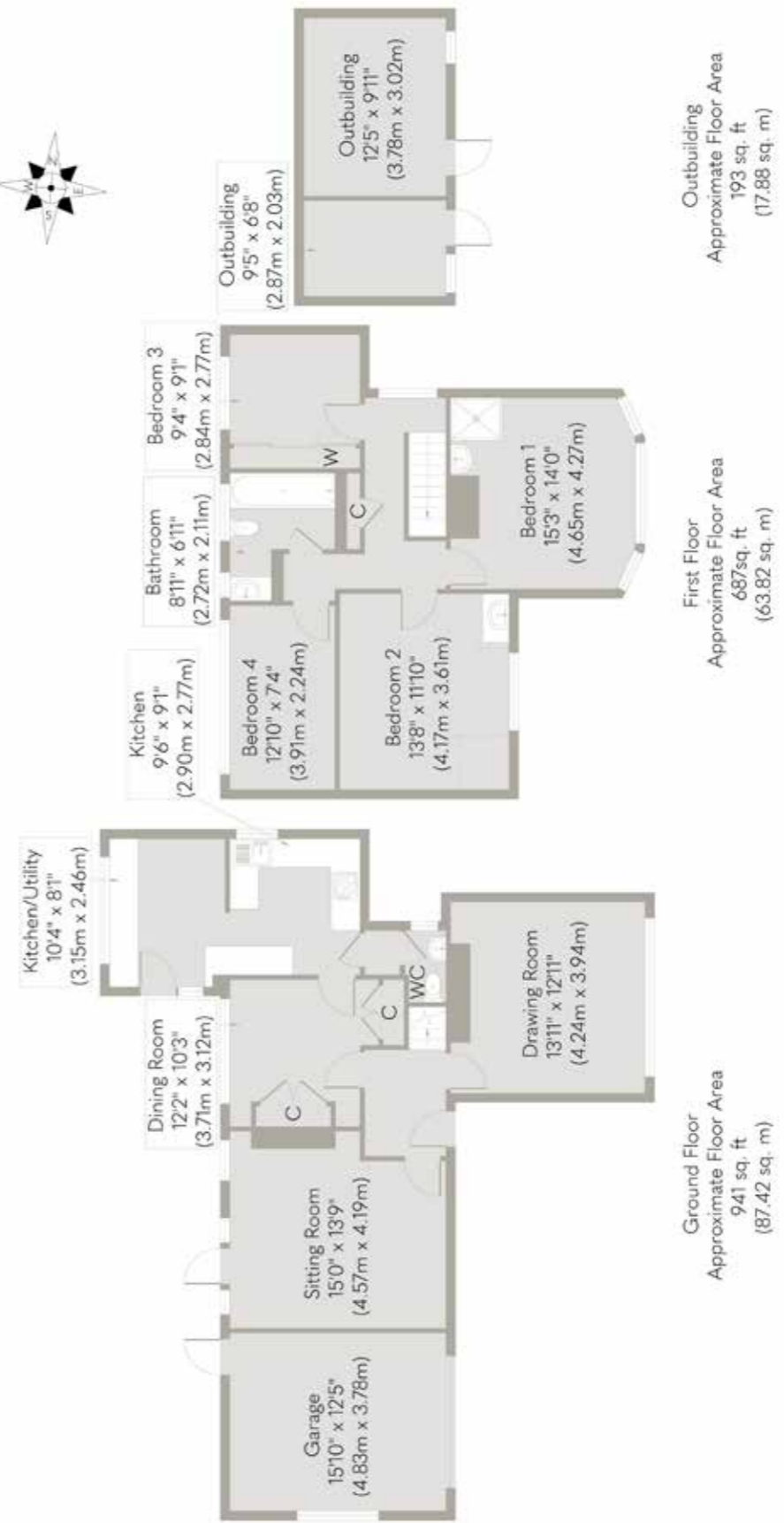
Upstairs, four double bedrooms and a family bathroom are arranged around a central landing. The principal bedroom includes a shower and beautiful bay





One of the most impressive aspects of Argyle is its stunning gardens, offering ample space for outdoor living and entertaining, with a mix of lawns, shrubs, and mature trees creating a private and picturesque setting for al fresco dining in the summer months. Additional features include a garage, ample off-street parking, and two outbuildings, including a summerhouse and stable.





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.

ALL THE REASONS

West Runton

IN NORFOLK
IS THE PLACE TO CALL HOME



Nestled between the Victorian seaside resorts of Cromer and Sheringham, West Runton has good road connections and a small railway station with regular services to Norwich. West Runton also has a pub - The Village Inn, restaurants, a post office, an independent school and village store. It also has a golf links course and there are nearby National Trust woodland walks. The village is famous for the West Runton Woolly Mammoth, a huge 6-700,000 year old fossilised elephant, discovered in the 1990s. West Runton is also home to the Hilltop Shirehorse Centre.

With an elegant pier, Pavilion Theatre and grand Victorian villas, many with panoramic views over the pebble and sand beach, it's easy to see why Cromer has perennial appeal to staycationers and permanent residents alike. Banksy recently visited the town on a headline-making 'spraycation' which focused the media's attention on the east side of the Norfolk coast. Spend a morning exploring the pretty boutiques and follow the lanes towards the seafront to pick up a Cromer crab

– widely regarded as one of the best found in English waters, the eight-legged crustacean still provides a major source of income for the town's fishermen and simply served with bread makes an unbeatable lunch or supper!

Or push the boat out with fish and chips from No 1 Cromer, Galton Blackiston's award winning Cromer eatery perched on the clifftop. Treat yourself to a relaxing lunch at the Upstairs Restaurant where stunning sea views meet tasty seafood, or join the queue downstairs and enjoy your takeaway sitting on the wall as the seagulls soar above you for a fully immersive 'beside the seaside' experience. Follow the slope down from the clifftop to the beach and walk the shoreline or practise your hand at an afternoon skimming stones out to the horizon line.



Note from the Vendor



“This is a 1930's home, which holds the charm associated with houses from this era. The location is truly special.”

THE VENDOR



SERVICES CONNECTED

Mains water, electricity, gas and drainage.

COUNCIL TAX

Band E.

ENERGY EFFICIENCY RATING

E. Ref:- 9481-2825-6394-9924-9885

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

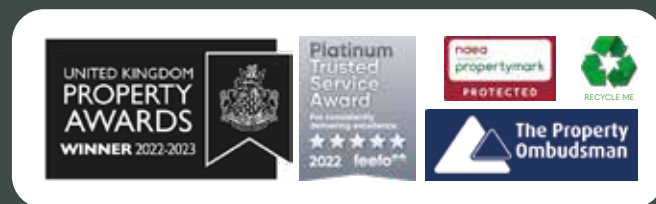
Freehold.

LOCATION

What3words: ///smiling.perfected.nurse

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