



The Croft, West Runton

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Independent Estate Agents

Pointens





**The Croft, Water Lane, West Runton
Norfolk NR27 9QP**

Norwich 25 miles, Blakeney 10 miles

Holt 8 miles

A highly flexible period coastal home situated in an enviable location enjoying coastal and sea views. The croft is a short stroll from the extensive village amenities and the sandy beach.

Guide Price £450,000



The Property

The property offered for sale is a highly individual detached three storey house constructed in the 1930's. Superbly located twixt the sandy beach and the extensive village amenities this individual period coastal home offers very well appointed flexible accommodation comprising an entrance hall, a double aspect sitting room with an open fireplace, a cloakroom, dining room, garden room, a well fitted out kitchen, boot room and a wet room. On the first floor a landing leads to the master bedroom with en-suite, a further double bedroom and a bathroom. On the second floor is bedroom three with an en-suite and bedroom four. The property also enjoys gas fired central heating and UPVC sealed unit double glazed windows and doors. Outside, to the front of the property is a good size gravelled front garden and to the rear of the property is a very pleasant, private south west facing enclosed garden. There is off street parking and a garage.

Location

West Runton lies midway between the coastal towns of Sheringham and Cromer. It has a range of amenities which include a railway station, with trains to Sheringham, Cromer and Norwich, a popular Hotel with a nine-hole golf course, gift shop, restaurant, local shops, public house, post office and a sandy beach. The area is well known for its local walks and bridleways providing easy access to the North Norfolk coast which is designated as an area of Outstanding Natural Beauty. The popular Georgian market town of Holt is around 5 miles away. The centre of Holt comprises mainly individual shops and businesses where a friendly and personal service still remains. The town is also home to Gresham's public school. The county city of Norwich is just over 20 miles distant from where there is an international airport and a fast rail service to London, Liverpool Street.

Directions

Leave Sheringham via the A140 coast road to Cromer. Proceed through the village of Beeston Regis and upon reaching West Runton proceed over the railway bridge. After going past the sign for the Village Inn public house on your left, take the next left turning into Water Lane. The Croft will then be found on the left hand side identified by a Pointens for sale board.

Accommodation

The accommodation comprises: -

Front door, leading to -

Entrance Hall

Stairs to first floor with cupboard under, radiator.

Sitting Room (17' x 13'2 double Aspect)

Red brick fireplace with wooden mantel over, television and telephone point. Two radiators.

Dining Room (13'8 x 10'1)

Door leading to the garden room, radiator.

Garden Room (11' x 10'6)

Double patio doors to the rear garden. Radiator, fitted ceiling blinds

Kitchen (10'10 x 9'1, extending to 11'9)

Excellent range of fitted base units with working surfaces over. Inset single drainer sink unit with mixer tap over, tiled splashbacks, good range of matching wall units, built in five ring gas hob, electric double oven, extractor hood, plumbing for automatic washing machine and dishwasher. Wall mounted gas fired boiler for central heating and domestic hot water, radiator.

Boot Room

Door to front aspect.

Wet Room

Fitted shower, washbasin, radiator.

Cloakroom

Wc, washbasin, tiled floor, half timbered walls.

First Floor

Landing

Radiator, stairs to second floor.

Bedroom 1 (17' x 10' Double Aspect)

Radiator.

En-suite

Radiator, wc, washbasin, corner bath, shower cubicle.

Bedroom 2 (17' x 13', double aspect with sea views)

Radiator.

Second Floor

Landing

Access to loft, built in cupboard, Door to -

Bedroom 3 (17' x 10' double aspect)

Radiator, door to -

En suite bathroom

Jacuzzi bath with shower head attachment, wc, washbasin. Airing cupboard with shelving, heated towel rail.

Bedroom 4 (17' x 13', double aspect, sea views)

Radiator.

Curtilage

To the front of the property is a good size front garden which is presently laid to shingle and enclosed by wooden panelled fencing and walling. To the rear of the property is a good size south west facing rear garden which is mostly laid to lawn with various inset flower and shrub beds. There is also a decked area and a patio. A gate leads to the rear where there is off street parking and a **garage (23'5 x 9')** with up and over door, electric power and light.

General Information

Tenure: Freehold.

Council Tax Band: D £2178.28 (2024/25)

Energy Performance Certificate: Band D.

Local Authority: North Norfolk District Council tel: 01263 513811

Services: All mains services are connected.

Viewing: Strictly via the sole agent, Pointens Estate Agents, tel: 01263 711880.

Ref: H313231.

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These particulars have been prepared in accordance with the Property Misdescriptions Act 1991 and they are intended to give a fair and substantially correct general description of the property for the guidance of intending purchasers, and they do not constitute part of an offer or contract.

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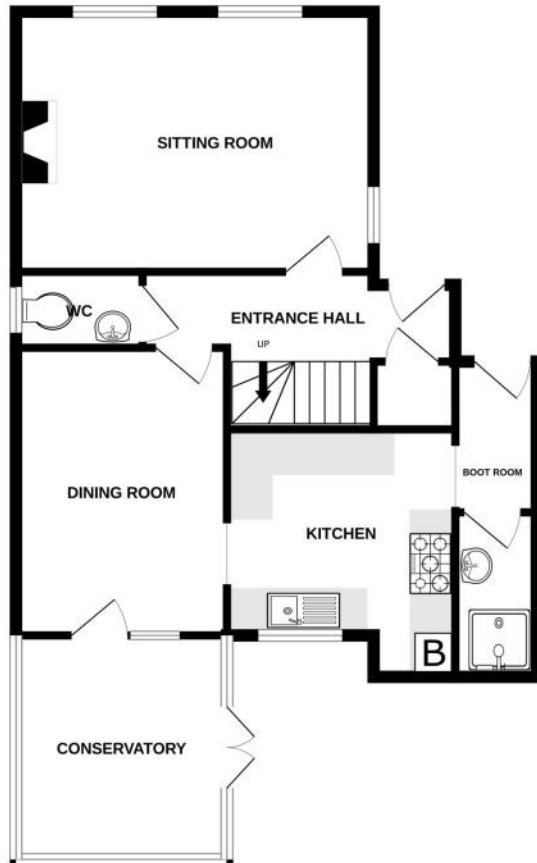
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Intending purchasers, particularly those who will be travelling some distance are advised to check with us first on the availability of the property and on any points which are of particular importance to them.

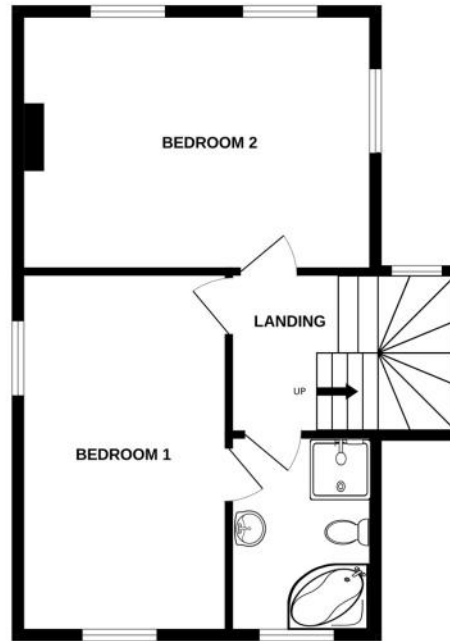
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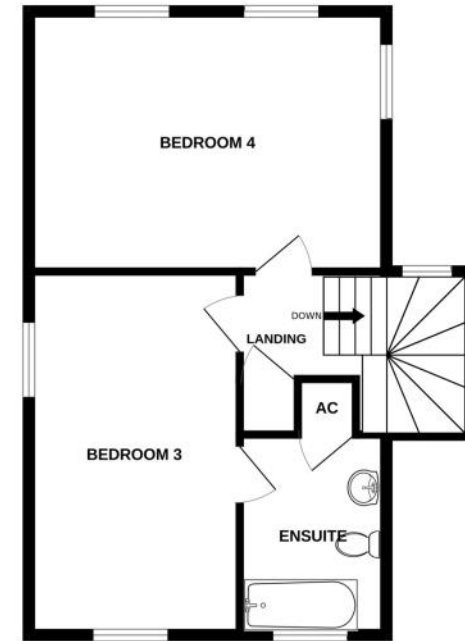
GROUND FLOOR
732 sq.ft. (68.0 sq.m.) approx.



1ST FLOOR
529 sq.ft. (49.1 sq.m.) approx.



2ND FLOOR
532 sq.ft. (49.4 sq.m.) approx.



THE CROFT, WATER LANE, WEST RUNTON NR27 9QP

TOTAL FLOOR AREA : 1793 sq.ft. (166.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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