



29 Sleepers Hollow, Weybourne

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Independent Estate Agents

Pointens





29 Sleepers Hollow, Weybourne Hall Park
Weybourne, Norfolk NR25 7EX.
 North Norfolk Heritage Coast 3 miles,
 Norwich 20 miles

An exceptionally well appointed lodge pleasantly situated on this small, well kept development. Local amenities include the village store, public house and The Maltings Hotel, the beach and the extensive coastal pathways, all within easy walking distance from the property.

GUIDE PRICE £195,000



THE PROPERTY

In the heart of this popular North Norfolk coastal village is this luxurious holiday lodge, offered for sale fully furnished and including kitchen equipment, carpets and curtains etc, so ideal for immediate purchase and occupation. The lodge occupies a beautiful setting with a sun deck. The well appointed accommodation comprises: a reception room which has been skilfully designed to provide an open plan living/dining/with a well fitted out kitchen area. A hallway off the main reception room leads to the remaining accommodation including the principal bedroom with built in wardrobes and an en suite shower room. In addition, there is a further double bedroom and a family bathroom. The property enjoys the benefit of Upvc sealed unit double glazing throughout and LPG central heating. Outside, there are garden areas surrounding the lodge, a lockable storage unit and allocated off street parking for two cars.

LOCATION

Weybourne is an unspoilt coastal village with many attractive brick and flint houses. The village has its own recently refurbished village store/cafe, an active Village Hall plus the popular Ship Inn and the Maltings Hotel. Beach Road gives access to the shingled beach with its popular clifftop walks and the Coast Path. Around 3 miles distant is the Georgian town of Holt. The centre of Holt comprises mainly individual shops and businesses where a friendly and personal service remains. The town is also home to Gresham's Public Schools. The county city of Norwich is around 26 miles away and offers an international airport and a fast rail service to London, Liverpool Street.

DIRECTIONS

Leave Holt via the Cromer Road. Just after Gresham's Prep. School turn left into Kelling Road (signposted Weybourne 3 miles). Follow this road and you will enter the village of Weybourne. At the T junction with the village church in front of you, turn right towards Sheringham. You will find the entrance to Weybourne Hall Park on your left after around 50 yards. No 29 will then be found on your right hand side after a short distance.

ACCOMMODATION

The accommodation comprises:

Steps to side entrance door, leading to:

Sitting/living area comprising a sitting/dining area and a well fitted out kitchen (19'5 x 17', triple aspect)

Feature fireplace housing an electric fire with a tiled hearth and wooden surround. Double doors lead to the rear decking. Vaulted ceiling, fitted cupboard, three radiators. Cupboard with coat pegs, shelving and a wall mounted gas fired boiler for central heating and domestic hot water.

Kitchen area comprising a range of base units with work surfaces over, inset single drainer sink with mixer tap. Gas service hob. Extractor hood over. Electric oven. Integrated washing machine and dryer, dishwasher fridge/freezer. Tiled splashbacks. Range of matching wall units.

Inner Hall

Leading to:

Bedroom One (12'3 x 9'6)

Radiator. Two fitted double wardrobes.

En-suite

Tiled shower cubicle with fitted shower. Pedestal washbasin. WC. Radiator.

Bedroom Two (10' 4 x 9'8)

Radiator. Fitted double wardrobe.

Bathroom

Panelled bath with shower screen and fitted shower over. Pedestal washbasin, WC. Radiator. Electric shaver point.

Curtilage

To the front of the property there is a grassed area providing allocated off street parking for two vehicles. Attractive gardens surround the property on all sides. A pathway leads from the parking area to the rear of the property and, in turn, the decking area.

General Information

Tenure: Leasehold. A new 25 year lease will be created for the new owner. The property can be used all year round but may not be a permanent dwelling. The maximum stay is 28 days out of 36. The current pitch fee is £4040.00 + vat per annum, this includes council tax and landscaping of the grounds.

Local Authority: North Norfolk District Council tel: 01263 513811.

Services: Mains water, electricity and drainage are connected. LPG gas central heating.

Viewing: Strictly via the sole agents, Pointens, 18 High Street, Holt, Norfolk NR25 6BH tel: 01263 711880.

Ref: H313301.

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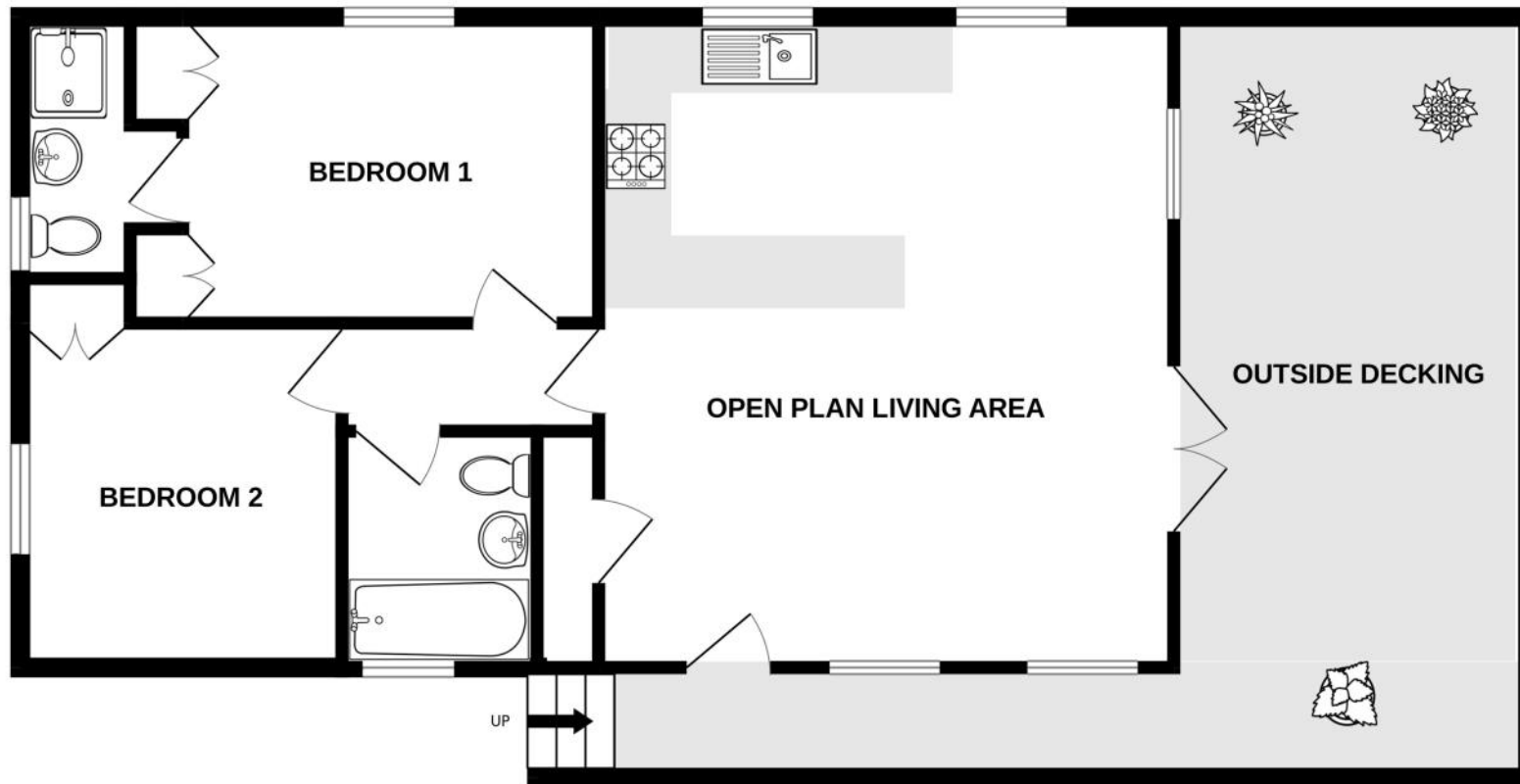
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Intending purchasers, particularly those who will be travelling some distance are advised to check with us first on the availability of the property and on any points which are of particular importance to them.

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GROUND FLOOR
971 sq.ft. (90.2 sq.m.) approx.



29 SLEEPERS HOLLOW, WEYBOURNE HALL PARK, WEYBOURNE NR25 7EX

TOTAL FLOOR AREA : 971 sq.ft. (90.2 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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