



12 Weybourne Hall Park, Weybourne

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Pointens





12 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 £185,000



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 blinds 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 raised decking area, 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 12 will then be found on your left 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 (19'3 x 17', triple aspect)

Feature fireplace housing an electric fire, recessed television, Double and single door lead to the front decking. Vaulted ceiling with in-built speakers, fitted cupboard with wall mounted gas fired boiler for central heating and domestic hot water. Two radiators.

Kitchen area comprising a range of base units with work surfaces over, inset one and a half bowl sink with mixer tap. Rangemaster cooking range with extractor hood over. Integrated washing machine and dryer, dishwasher, fridge/freezer. Tiled splashbacks. Range of matching wall units.

Inner Hall

Radiator, airing cupboard.

Bedroom One (11'1 x 9'4)

Radiator. Two bedside lights. Fitted bedroom storage.

En-suite

Tiled shower cubicle with fitted shower, his and hers pedestal washbasins. WC, Heated towel rail, electric shaving point, half tiled walls.

Bedroom Two (10' 5 x 9'5 double aspect)

Radiator. Walk-in storage cupboard with work desk.

Bathroom

Panelled bath with shower screen and fitted shower over. Pedestal washbasin. Heated towel rail, WC, electric shaver point. Half tiled walls.

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. To the front of the property is a raised decking area with a distant sea view.

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 fired boiler for central heating, hot water and the hob on the range cooker. Connected telephone line.

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

Ref: H313331.

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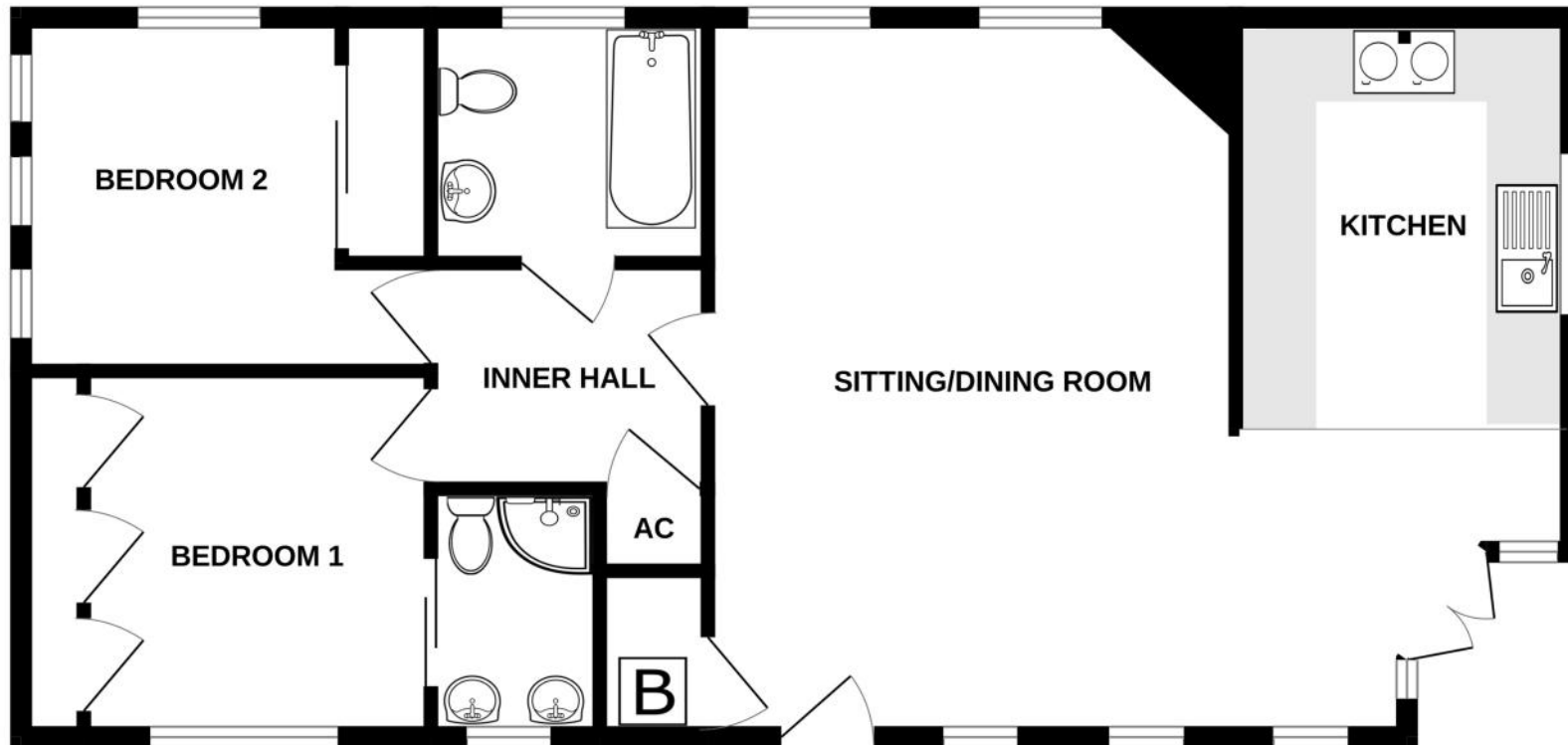
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GROUND FLOOR
785 sq.ft. (72.9 sq.m.) approx.



12 WEYBOURNE HALL PARK, WEYBOURNE, NR25 7EX

TOTAL FLOOR AREA : 785 sq.ft. (72.9 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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