



24 Weybourne Hall Park, Weybourne

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Pointens





24 Weybourne Hall Park
Weybourne, Norfolk NR25 7EX.
 Holt 3 miles, Sheringham 3 miles
 Norwich 20 miles

An Immaculately presented lodge on this small select development with uninterrupted views over the North Norfolk Coast and sea beyond. Within walking distance is the village stores, public house, the Maltings Hotel, the beach and the extensive coastal pathways.

GUIDE PRICE £225,000



THE PROPERTY

In the heart of this popular North Norfolk coastal village is this immaculate 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 over looking the coast and sea. The well appointed accommodation comprises: an open living area reception room which has been skilfully designed to provide an open plan living/ dining area and a well fitted out kitchen area. A hallway off the main reception room leads to the remaining accommodation including the principal bedroom with coastal and sea views 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. Proceed into the development and at the T junction turn right no 24 will then be found after around 50 yards on your left hand side.

ACCOMMODATION

The accommodation comprises:

Steps to side entrance door, leading to:

Open plan living area:

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

Feature fireplace housing an electric fire, television pt, Two pairs of double doors lead to the decking. Vaulted ceiling. Two radiators.

Kitchen area Comprising a range of base units with work surfaces over, inset one and a half bowl sink with mixer tap. Electric cooker, micro wave, integrated washing machine/dryer, dishwasher, fridge and freezer. Gas hobb, extractor hood, tiled splashbacks, matching wall units. extractor hood over. Island unit.

Inner Hall

Radiator. Deep fitted cupboard housing a Worcester Bosch gas fired boiler for central heating and hot water.

Bedroom One (12'7 x 9'6)

Sitting in bed you have superb uninterrupted views of the sea. Radiator. Two fitted double wardrobes, radiator, television point.

En-suite

Tiled shower cubicle with fitted shower, pedestal washbasin. Wc, Heated towel rail, electric shaving point, half tiled walls.

Bedroom Two (9'8 x 9'8 double aspect)

Radiator, television point. Radiator.

Bathroom

Panelled bath with mixer tap and shower attachment. Pedestal washbasin. Heated towel rail, wc, electric shaver point. Half tiled walls.

Curtilage

To the side 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 side and rear of the property is a raised decking area with uninterrupted coastal and sea views.

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: H313345.

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GROUND FLOOR
826 sq.ft. (76.7 sq.m.) approx.



24 WEYBOURNE HALL PARK, WEYBOURNE, NORFOLK NR25 7EX

TOTAL FLOOR AREA : 826 sq.ft. (76.7 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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