

Aldreds
Estate Agents



Church Farm Cottage Blacksmiths Lane, Happisburgh, NR12 0QY

£350,000



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Church Farm Cottage Blacksmiths Lane

Happisburgh, NR12 0QY

- Characterful Thatched Cottage
- Four Bedrooms (Two En Suite)
- Spacious Kitchen Diner
- Delightful Gardens
- Offered With No Onward Chain
- Delightful Location On The Edge Of This Desirable Coastal Village
- Lounge With Inglenook Fireplace & Wood Burning Stove
- Oil Fired Central Heating
- Off Road Parking
- Internal Viewing Is Highly Recommended

Aldreds are delighted to offer this characterful thatched cottage located in a delightful position on the outskirts of the desirable coastal village of Happisburgh. This beautifully presented home is full of interesting features with exposed beams and vaulted ceilings and a stunning inglenook fireplace with a wood burning stove. The generous accommodation includes a lovely kitchen/diner, lounge and four bedrooms, two of which are en-suite. The property offers sealed unit double glazed windows and oil fired central heating, parking space and delightful gardens. Offered with no onward chain, early internal viewing is strongly recommended to appreciate.

£350,000



Kitchen/Diner 19'6" x 8'11" (5.95m x 2.72m)

Part glazed stable style entrance door, window to rear aspect, tiled flooring, some exposed flint work to walls, vaulted ceiling with exposed beams, radiator, a range of fitted kitchen units with rolled edge work surface and tiled splash backs, ceramic sink drainer with mixer tap, electric cooker with extractor over, integrated dishwasher, door giving access to;

Lounge 15'3" x 14'1" (4.65m x 4.3m)

A wonderful room full of character with two front facing windows, part glazed door to front garden area, radiator, exposed floorboards, open tread staircase to first floor landing, a wonderful inglenook fireplace with adjacent former bread oven and wood burning stove on a pamment tiled hearth, power points, television point, wall lighting, thermostat, doors leading off;

Ground Floor Bedroom 2 10'0" x 9'3" (3.07m x 2.84m)

Window to rear aspect, electric fuse cupboard, radiator, wall lighting, power points, exposed beams, door giving access to;





En-Suite Shower Room 8'8" x 3'7" (2.66m x 1.11m)

Obscure glazed window to front aspect, part tiled walls, low level w.c., hand wash basin within a fitted vanity unit, shower cubicle, tiled flooring, radiator.

Ground Floor Bedroom 4 14'3" x 6'0" increasing to 10'4" (4.35m x 1.83m increasing to 3.15m)

Window to rear aspect, built-in cupboard, radiator, power points.

First Floor Landing

An open plan space with a galleried effect taking in the natural light from the front facing window from the living room, vaulted ceiling with exposed beams, power points, doors leading off;

Bedroom 1 14'6" x 11'5" at max (4.44m x 3.49m at max)

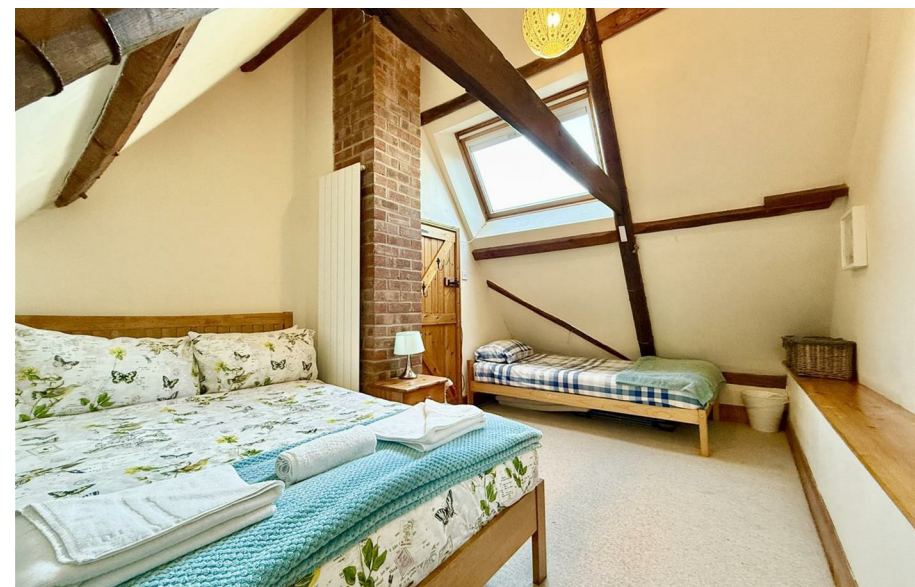
With some restricted headroom, vaulted ceiling with exposed beams, roof light to rear aspect, radiator, power points, door giving access to;

En-Suite Bathroom 12'1" x 5'5" (3.7m x 1.67m)

Roof light to rear aspect, vaulted ceiling with exposed beams, panelled bath with tiled surround, hand wash basin with a fitted storage unit under, tiled shower cubicle, low level w.c., eaves built-in cupboard, radiator, ventilation.

Directions

From Aldreds Stalham office proceed along St Johns Road turning left onto Brumstead Road. Continue towards Walcott at the crossroads signposted Happisburgh, turn right and follow this North Walsham Road towards the village. Turn left just at the right hand bend in the road, into Blacksmiths Lane where you will see the complex of properties on the left, known as Church Farm. Turn left onto the unmade track and left again to find the parking space adjacent to a neighbouring garage. The property can then be accessed to the rear beyond the parking space.



Bedroom 3 14'2" x 9'4" reducing to 8'10" (4.34m x 2.85m reducing to 2.7m)

Roof light to rear aspect, vaulted ceiling with exposed beams, power points, radiator.

Outside

The property is approached to the rear with vehicular access to a private parking space, with a small area of garden with a garden shed. A gate allows pedestrian access to the rear of the property via a pathway to a enclosed rear garden with raised deck, second timer garden shed, external oil fired boiler. To the front of the property is a delightful shingled area, ideal for enjoying the southerly aspect with a variety of well stocked shrubbery and planting to borders.

Tenure

Freehold. Part of property has a flying freehold over the adjoining property.

Services

Mains water, electric and drainage.

Council Tax

North Norfolk District Council - Currently business rated for holiday letting purposes.

Energy Performance Certificate (EPC)

EPC Rating: 'D'

Location

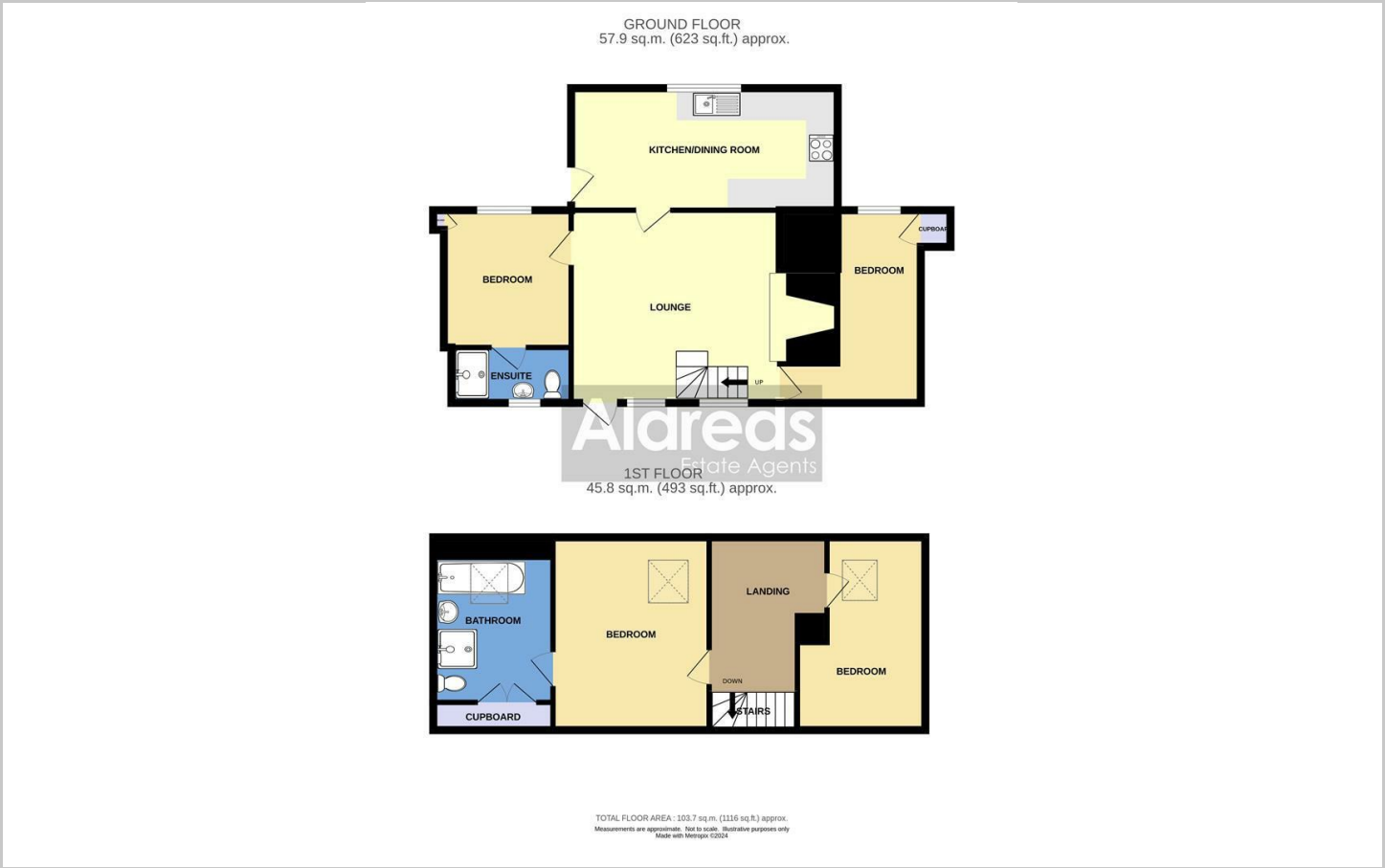
The attractive North Norfolk coastal village of Happisburgh is dominated by the tower of St Marys Church and well known for the famous Lighthouse. Local facilities include a village Shop, Pre/Primary School and Public House. The small Broadland town Stalham is approximately five miles away with a full range of facilities including a Tesco Supermarket, Doctors Surgery, Library and High School.

Reference

PJL/S9880



Floor Plans



Viewing

Please contact our Aldreds Stalham Office on 01692 581089 if you wish to arrange a viewing appointment for this property or require further information.

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Location Map



Energy Performance Graph

