



**Midsummer Cottage, Happisburgh Road,  
White Horse Common, North Walsham, NR28 9LN**

welcome to

## Midsummer Cottage, Happisburgh Road, White Horse Common, North Walsham

This delightful 4-bedroom character cottage is located in the peaceful area of White Horse Common, North Walsham. With original features throughout, the property offers a cosy sitting room with a wood burner, a large outhouse/studio, private rear garden with access to amenities just down the road.



This beautifully presented 4-bedroom character cottage is nestled in the picturesque area of White Horse Common, North Walsham. Full of charm and original features, the property offers a spacious and inviting living space, including a cosy lounge with a wood burner, a separate dining room, a sitting room with french doors leading to the garden, cloakroom and a well-equipped kitchen.

Upstairs, you'll find four generously sized. The family bathroom is modern yet in keeping with the cottage's character. Outside, the property benefits from a garden, perfect for outdoor entertaining or enjoying the peaceful surroundings as well as a large outhouse perfect for storage or arts and crafts. Ideally located, this home is just a short distance from North Walsham town centre, offering a range of shops, cafes, and amenities. With the stunning North Norfolk coast nearby, this is the perfect location for those who love both village life and the beauty of the countryside.

Early viewing is highly recommended to fully appreciate the charm and character of this beautiful home.

#### **Entrance Hall**

Access via the front stained glass door, radiator and carpeted flooring.

#### **Cloakroom**

Located under the stairs, hand wash basin, w/c, carpeted flooring.

#### **Sitting Room**

10' 5" x 8' 3" ( 3.17m x 2.51m )  
radiator, carpeted flooring, french doors leading into rear garden

#### **Lounge**

12' x 14' 3" ( 3.66m x 4.34m )  
Window to the front aspect, radiator, carpeted flooring, brick inglenook fireplace with wood burner, telephone and internet points.

#### **Dining Room**

12' 1" x 10' 2" ( 3.68m x 3.10m )

Window, radiator, carpeted flooring, picture rails around the walls, positioned to the front aspect.

#### **Kitchen**

13' 4" x 7' 9" ( 4.06m x 2.36m )

Hand crafted country style kitchen, plumbing for washing machine, dishwasher, cooker, wall mounted cupboard storage, butler sink, boiler and back door into the rear garden and Karndean flooring.

#### **Bedroom One**

11' 6" x 12' 1" ( 3.51m x 3.68m )

window, radiator, carpeted flooring, built in wardrobe positioned to the front aspect.

#### **Bedroom Two**

11' 9" x 7' 7" ( 3.58m x 2.31m )

Window, radiator, carpeted flooring, wardrobes built in, positioned to the front aspect.



**Ground Floor**

#### **Bedroom Three**

11' 2" x 7' 8" ( 3.40m x 2.34m )

Wooden flooring, radiator, window, positioned to the rear aspect of the property.

#### **Bedroom Four**

10' 5" x 8' 3" ( 3.17m x 2.51m )

Carpeted flooring, window to the rear aspect looking over the gardens, built airing cupboard.

#### **Outbuilding**

17' 1" x 6' 2" ( 5.21m x 1.88m )

Door access via garden, window, electric supplied.

#### **Exterior**

To the front of the property you will find a parking area for 1-2 cars depending on vehicle size. At the rear there is an abundance of space with a patio area for seating and flower beds as well as access from the front of the property. There is potential to add parking at the rear. The properties oil tank is also located in the rear garden.



**First Floor**

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)



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## Midsummer Cottage, Happisburgh Road, White Horse Common, North Walsham

- Rural Location
- Offstreet Parking
- Character Features
- Large Outbuilding
- Four Bedrooms
- Wood Burner

Tenure: Freehold EPC Rating: E

Council Tax Band: B

**£290,000**



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