

Bramble Cottage Grub Street, Happisburgh Norwich NR12 0QZ



welcome to

Bramble Cottage Grub Street, Happisburgh Norwich

FANTASTIC HOLIDAY LET OPPORTUNITY Situated between the two coastal towns of Sea Palling and Walcott! This detached barn conversion allows for the perfect countryside escape in Happisburgh. This lovely cottage would also make an ideal permanent home. Give us a call to tour!













Kitchen/ Diner/ Living Room

23' 7" max x 14' 4" max (7.19m max x 4.37m max)

Bedroom 1

13' 2" x 7' min ($4.01m \times 2.13m \min$) There is wooden flooring, vaulted ceilings, a radiator, a window to the side and doors to the garden.

Bedroom 2

10' 7" x 7' 1" ($3.23m \times 2.16m$) The second bedroom has wooden flooring, window to the side and a vaulted ceiling

Bathroom

The bathroom has a feature wall of brick and flint, a freestanding bath, a tiled shower cubicle, sink and toilet. There is a window to the rear and a vaulted ceiling.

Exterior

To the front, the cottage has a gravel driveway for parking and a gate to the garden. The garden laid with shingle and has a patio area for seating.



This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.





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- Being sold as a successful Holiday Let
- Brick and Flint
- Detached
- Semi-rural
- Open plan lounge to kitchen and full of character

Tenure: Freehold EPC Rating: D

offers in excess of

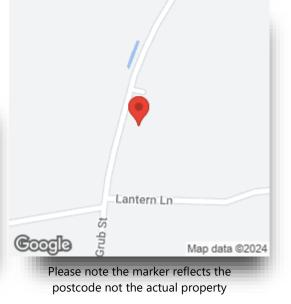
£310,000





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The Property Ombudsman

Property Ref: NWS107956 - 0002 1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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