



The Warren Mill Lane

Bacton, Norwich, NR12 0HS

- Charming Brick and Flint Cottage
- Coastal village Location with Sea Views
- Three Bedrooms Three Reception Rooms
- Parking Space, Enclosed Garden

£325,000

EPC Rating 'D 59'





Property Description

DESCRIPTION

A rare chance to purchase this charming period brick and flint cottage with sea view and individually designed accommodation over three floors to provide Three Double Bedrooms, Three Reception Rooms, Open Fireplace, Enclosed secluded garden, workshop, parking space and NO CHAIN.

LOCATION

The small coastal village of Bacton with its beautiful sandy beach is situated in an unspoilt area of open countryside about 18 miles to the north of Norwich, the cathedral city and regional centre of East Anglia. The village itself has a couple of local stores for day to day provisions along with a pub and a couple of highly regarded cafes plus a fish and chip shop and a popular Chinese restaurant. The thriving historic market town of North Walsham is about four miles away and provides excellent shopping facilities, including a Waitrose and Sainsburys. There is also a local train station in the town with trains to Sheringham on the coast and to Norwich with regular connecting trains to London Liverpool Street.



The North Norfolk Coast with its renowned sandy beaches, bird reserves and excellent sailing facilities is close by. The Norfolk Broads are also within easy reach and Wroxham, the acknowledged centre of the Broads Network is about 10 miles distant. Golf facilities are not in short supply with courses located in Mundesley, Sheringham, Cromer, West Runton, and Norwich.

PORCH

7' 2" x 5' 7" (2.18m x 1.7m) With Windows to three sides and door leading to Reception Room.

RECEPTION ROOM

9' 2" x 8' (2.79m x 2.44m) Built-in storage cupboard with interconnecting door to Utility Room, staircase rising to first floor, fireplace with bread oven.

UTILITY ROOM

7' 9" x 3' 7" (2.36m x 1.09m) With walk-in pantry storage cupboard, plumbing and space for domestic appliance, close coupled dual flush wc, wash hand basin, 'Velux' roof light, radiator, ceramic tiled floor.

LOUNGE

11' 11" x 11' 11" (3.63m x 3.63m) With Open fireplace and exposed brick chimney, radiator, double glazed windows to rear, cupboard storage to recess, ceramic tiled floor.



DINING ROOM

11' 11" x 11' 10" (3.63m x 3.61m) Double glazed window and matching door to rear, ceramic tiled floor, radiator, opening leading to the Lounge.

KITCHEN

10' 10" x 8' (3.3m x 2.44m) Fitted with a range of bespoke units under butchers block work surface comprising cupboards and drawers, inset double bowl sink and mixer tap, double glazed window to front, built-in electric oven and four ring gas hob, wall mounted gas fired boiler, shelving and storage.



FIRST FLOOR LANDING

With access to all rooms.

BEDROOM ONE

12' 1" x 11' 11" (3.68m x 3.63m) With double glazed window to rear, radiator, built-in wardrobe cupboard with hanging space and shelving to recess, stripped wood floor, inset spot lighting, paddle staircase rising to gallied loft room (11'1" x 12') having restricted head room, with 'Velux' windows to front with sea views and rear, hatch to loft and ballustrated staircase.





BEDROOM TWO

12' 1" x 11' 11" (3.68m x 3.63m) With period style fireplace, stripped wood floor, radiator, double glazed window to rear, built-in wardrobe cupboard with hanging space and shelving to recess.

BEDROOM THREE

13' 4" x 7' 10" (4.06m x 2.39m) Double glazed window with sea views, radiator, stripped wood flooring, inset spot lighting.

BATHROOM

7' 8" x 8' (2.34m x 2.44m) Fitted with a walk-in tiled shower enclosure with electric shower fitted, paneled bath, wash hand basin, low level wc, double glazed window to front, inset spot lighting, radiator.



FRONTAGE

Enclosed single parking space with gated access to rear access to all of The Warren, and further access to workshop.

REAR GARDEN

Mainly grassed with mature shrubs, enclosed by fencing and hedging, attached storage shed, gated rear access.

WORKSHOP/STORAGE

14' 8" x 8' 2" (4.47m x 2.49m) With power and light, two 'Velux' roof lights.



REFERRALS

Acorn Properties are pleased to recommend a variety of local businesses to our customers. In most instances, these recommendations are made with no financial benefit to Acorn Properties. However, if we refer our clients to our trusted local Solicitors, Surveyors or Financial Services, Acorn Properties may receive a 'referral fee' from these local businesses. If a referral to our trusted local solicitors is successful, Acorn Properties receive a referral fee of £100 - £180 following the successful completion of the relevant sale or purchase. There is no obligation for any of our clients to use our recommended solicitors, but we find the existing relationships we have with these firms can be beneficial to all parties. For each successful Financial Services referral Acorn Properties will receive an introducer's fee which is between 25 – 30% of the net initial commission/broker fee received by the advisor. There is no obligation for our clients to use our recommended mortgage services. For each successful Surveyors referral Acorn Properties will receive a fee of between £30 and £100. There is no obligation for our clients to use our recommended Surveyors.





Viewings

By arrangement with the agents, Acorn Properties

☎ 01692 402019

Services

Mains Electricity, Gas, Water & Drainage

Tenure

Freehold

Possession

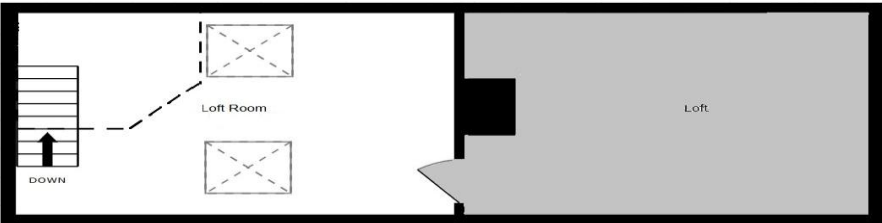
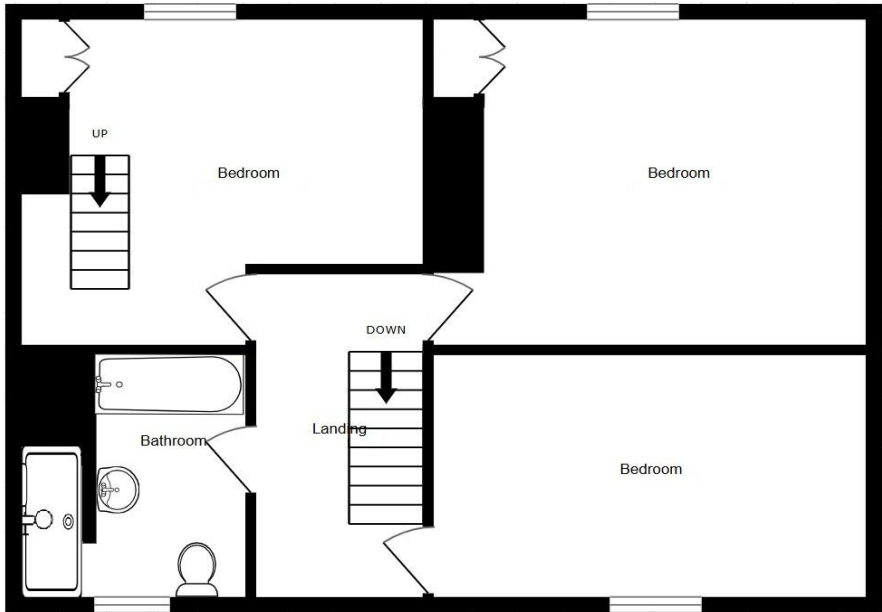
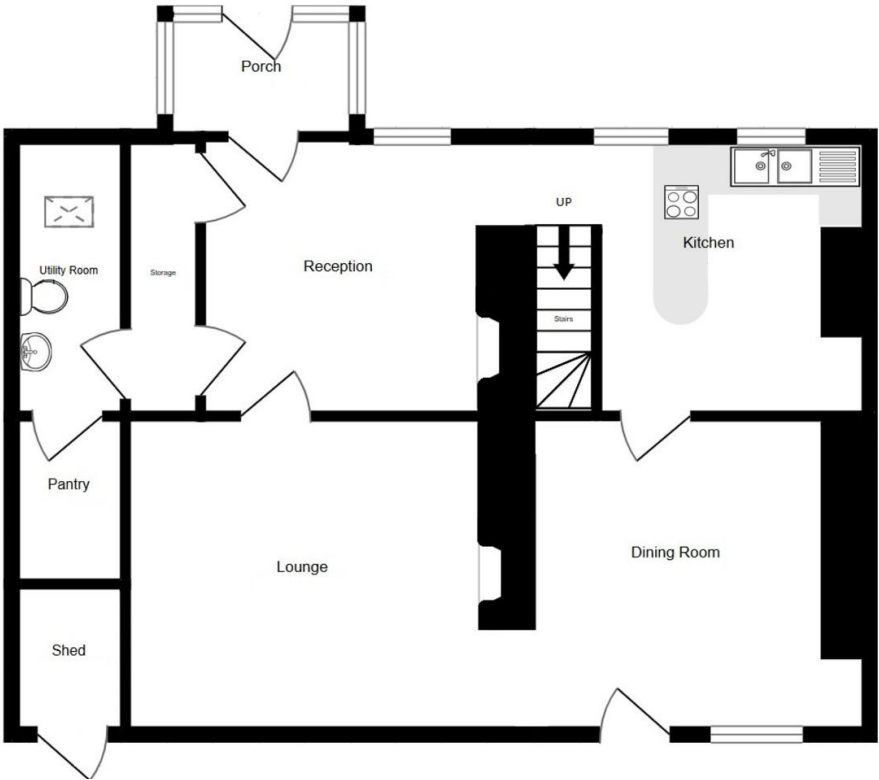
Vacant possession on completion

Council Tax Band

Band B



Floor Plan (Not to scale and intended as an approximate guide to room layout only)



Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	59 D	
39-54	E		
21-38	F		
1-20	G		

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance only. Whilst every care has been taken to ensure their accuracy, they should not be relied upon solely and potential buyers are advised to check specific measurements as necessary.