



Harmers End, 10 Chapel Road,
Lower Street, Southrepps, NR11 8UW

- Spacious Three-Storey Home
- Delightful Rural Village Position
- In Walking Distance of Train Station & Pub
- South-West Facing Garden with Stunning Views

£535,000

EPC Rating 'D 55'





Property Description

A spacious three-storey home enjoying a delightful rural village position, the property provides versatile accommodation and occupies a generous plot extending to approximately a fifth of an acre (subject to measured survey) with a wonderful south-westerly garden and stunning views.

The ground floor includes a spacious entrance hall, a family bathroom with white suite, and a fantastic 20'3 kitchen/breakfast room with bifold doors opening onto the balcony, which enjoys far reaching views across the gardens and common. There is also a study and two bedrooms located on the main ground floor, one with an ensuite shower room.

A staircase from the entrance hall leads down to the lower ground floor, which provides a fantastic open-plan living space comprising a lounge (with wood burner) and a dining room, separated by just the staircase. Adjacent to the dining room is a second study, currently utilised as a studio.



The two remaining bedrooms are located on the first floor, which is accessed via the staircase in the kitchen/breakfast room. There is also a useful landing space and a cloakroom on this floor.

The property offers many benefits, just some of which include oil fired central heating to radiators, double glazed windows and exterior doors, off road parking to the front of the house, and potential for further parking to one side, where there is also a car port set back from the road.

The garden is a particular feature, including a large main lawn, mature trees, wild spaces to encourage the local wildlife and a pond. A little bridge leads over the beck at the bottom of the garden, and we understand that the current owners have used the area directly behind for many years, although it does not form part of the property.

Location

The popular north-Norfolk village of Southrepps is split into two parts. To the north, the core of the village includes a church, village store and public house, whilst to the south the village is more rural, including the village school and Southrepps Common, owned by the Norfolk Wildlife Trust.

The popular 'Suffield Arms' is located on the edge of the village, approximately a third of a mile from the property, and it's sister pub 'The Gunton Arms' is just over two miles away. Gunton train station is also conveniently close by, providing services on the Bittern line between Norwich and Sheringham.

The coast at Mundesley is just over two and a half miles away, boasting excellent sandy beaches, whilst the market towns of North Walsham and Aylsham are approximately 5 and 8 miles distant respectively, providing a range of facilities including supermarkets, all levels of schools including sixth form college, doctors' surgeries, restaurants and leisure facilities.

The cathedral city of Norwich is approximately 19 miles to the south, with regular rail service to London Liverpool Street.

Accommodation

Panelled and part-glazed front entrance door opening to:

Entrance Hall

Parquet flooring, radiator, built-in cupboard, staircase leading down to the lower ground floor, doors to kitchen/breakfast room, bedroom, bathroom and study, textured ceiling.





Kitchen/Breakfast Room

20' 3" x 12' max (6.17m x 3.66m max) Bifold doors to rear leading onto balcony with stunning views across the garden and beyond, bespoke fitted base units under solid wood work surfaces, inset single drainer ceramic sink unit with mixer tap, space for range cooker with tiled splash backs and stainless steel extractor hood over, space for fridge/freezer, space and plumbing for automatic dish washer, uPvc sealed unit double glazed window to side, coved and textured ceiling, radiator, staircase to first floor.

Bathroom

8' 8" x 5' 5" (2.64m x 1.65m) Matching white suite comprising pedestal hand basin, close coupled WC, panelled bath with shower over and fully tiled surround, uPvc sealed unit double glazed window to side, radiator, textured ceiling.

Bedroom

11' 11" x 11' 11" max (3.63m x 3.63m max) UPvc sealed unit double glazed window to rear, radiator, coved and textured ceiling.

Study

8' 4" x 10' 9" max (2.54m x 3.28m max) UPvc sealed unit double glazed window to front, radiator, laminate wood flooring, textured ceiling, door leading to:

Bedroom

15' x 8' 10" (4.57m x 2.69m) UPvc sealed unit double glazed window to rear, radiator, door opening to:

Ensuite

8' 10" x 6' (2.69m x 1.83m) Matching white suite comprising pedestal hand basin with mixer tap and tiled splash backs, close coupled WC, walk-in shower with tiled surround and fitted screen, uPvc sealed unit double glazed window to front, radiator.

Lounge

25' x 12' 1" (7.62m x 3.68m) including staircase. UPvc sealed unit double glazed sliding patio door to rear garden and window to side, laminate wood flooring, wood burner set on tiled hearth, radiator, opening leading into:

Dining Room

11' 11" x 11' 8" (3.63m x 3.56m) UPvc sealed unit double glazed window to rear, laminate wood flooring, radiator, textured ceiling, door opening to:

Study

11' 11" x 8' 10" (3.63m x 2.69m) Currently used as a studio, with uPvc sealed unit double glazed windows to side and rear, door to rear garden, radiator, floor-standing central heating boiler.





First Floor Landing

Velux roof light, study space, panelled ceiling, doors to bedrooms and cloakroom.

Bedroom

18' 9" x 13' 4" max (5.72m x 4.06m max) Double aspect room with uPvc sealed unit double glazed windows to side and rear, two radiators, built-in wardrobe, access to eaves storage space.

Bedroom

8' 11" x 8' 8" (2.72m x 2.64m) UPvc sealed unit double glazed window to side, access to eaves storage space, panelled ceiling.



WC

Wall mounted corner wash hand basin with tiled splash backs, close coupled WC, access to eaves storage space, Velux roof light.



General Information

Services

Mains electricity and water connected

Tenure

Freehold

Possession

Vacant possession on completion

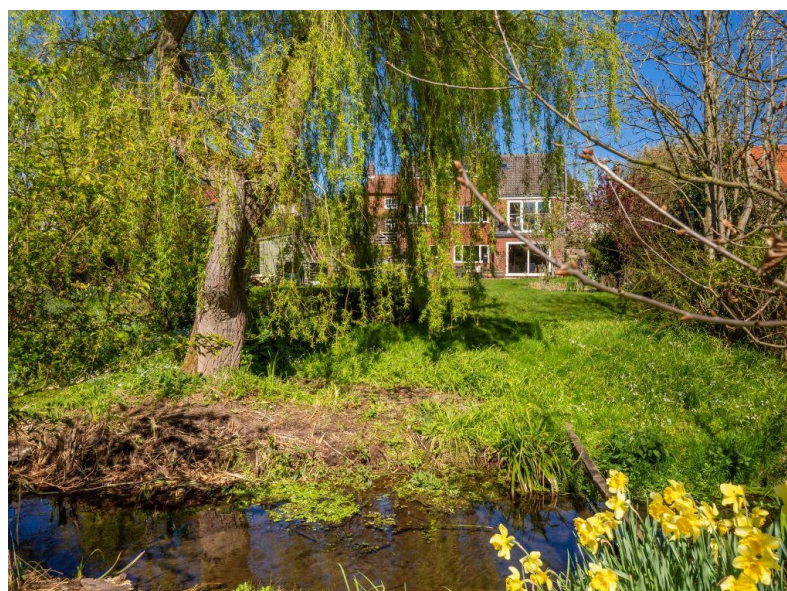
Council Tax Band

Band D

Directions

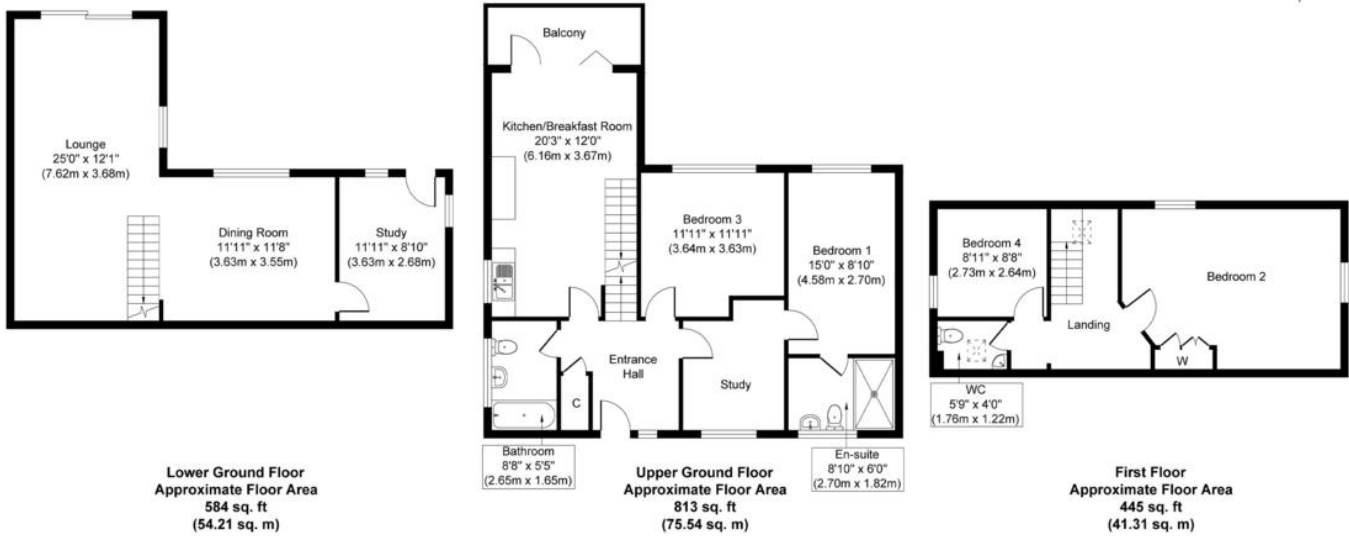
From North Walsham head out on the A149 (Cromer Road) and follow this for approximately one and a half miles. Turn right into Southrepps Road, and continue for just over a mile and a half, before turning left into Chapel Road. The property can be found on the left-hand side after approximately 300 metres.





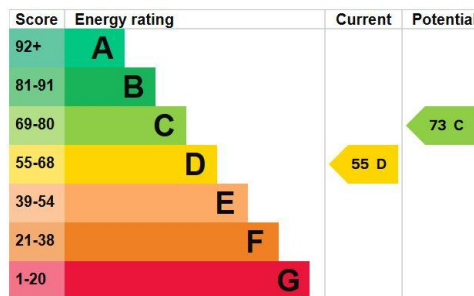
Floor Plan

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



Whilst every attempt has been made to ensure the accuracy of the floor plan 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. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

EPC Graph



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