



## 2 Hall Cottages,

Bacton Road, Paston, NR28 9TZ

- Charming Extended Semi-Detached Cottage
- In Rural Village just 1km from Beach
- Approximately Half an Acre Plot (STMS)
- Glorious Mature Gardens, Outbuildings

**£375,000**

EPC Rating 'D 58'







## Property Description

A charming extended semi-detached cottage located within the rural north-Norfolk village of Paston, just 1km from the beach, the property sits in a delightful plot extending to approximately half an acre (STMS) and enjoys glorious mature gardens.

The three bedroom accommodation is spread across two floors, with two reception rooms, a fitted kitchen, a shower room, entrance lobby, and the third bedroom (formerly a dark room) on the ground floor. A particular feature is the view from the large window in the sitting room, which looks out across the pond, to the gardens beyond. On the first floor, there are two further bedrooms, a bathroom and access to a large carpeted loft space.

The gravelled driveway to the front provides plenty of off road parking space and the beautifully presented gardens include woodland, water features, formal gardens and a growing area. There are also a number of outbuildings, including a brick store shed, timber garden sheds, greenhouses and a simple 1950/60s caravan, previously used as a children's play space.





## Location

The cottage enjoys a wonderful semi-rural position, adjacent to farmland, within the small North Norfolk village of Paston, located between the coastal villages of Mundesley and Bacton.

Mundesley village provides a good range of amenities including restaurants, public houses, shops, bakery, post office, primary school, golf course and a doctor's surgery. Bacton offers local stores for day to day provisions, along with highly regarded cafes, a fish and chip shop and a popular Chinese restaurant. There are a wide variety of activities available along Norfolk's coastline, including bird watching and sailing. The Norfolk Broads network is within easy driving distance and the Cathedral City of Norwich is approximately 21 miles away.

The nearby market town of North Walsham offers a wide range of amenities including supermarkets (Waitrose, Sainsbury's, and Lidl), local shops, primary and secondary schools and the prestigious Paston College, dentists, doctor's surgeries, as well as good public transport (bus and rail) to Norwich and Cromer.



## Accommodation

Storm porch and composite front entrance door leading to:

### Entrance lobby

UPvc sealed unit double glazed window to front, tiled floor, radiator, glazed door opening to:

### Inner Hall

Staircase to first floor, doors to sitting room and dining room.

### Sitting Room

20' 5" x 11' 10" (6.22m x 3.61m) UPvc sealed unit double glazed windows to front and side, electric coal effect fire with surround, radiator, archway to kitchen.

### Dining Room

13' x 12' (3.96m x 3.66m) UPvc sealed unit double glazed window to front, radiator, meter cupboard, door opening to:

### Kitchen

17' 1" x 7' 10" (5.21m x 2.39m) Fitted with a range of base units and wall cupboards, roll top work surfaces with upstands and tiled splash backs, inset single drainer stainless steel sink unit with mixer tap, built-in eye level oven, inset gas hob unit.

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Space for fridge/freezer, space and plumbing for automatic washing machine, built-in cupboard housing hot water tank and central heating boiler, uPvc sealed unit double glazed window to rear, under-stairs storage cupboard, door opening to:

### Rear Hallway

Door to darkroom/bedroom 3, door to shower room, composite exterior door to lean-to porch.

### Dark Room/Bedroom 3

11' 10" x 8' (3.61m x 2.44m) UPvc sealed unit double glazed window to rear, radiator.

### Shower Room

7' 10" x 5' 6" (2.39m x 1.68m) Matching white suite comprising pedestal wash hand basin, low level WC, shower cubicle, two walls fully tiled, remaining walls half-tiled, radiator, uPvc sealed unit double glazed window to rear, extractor fan.

### Lean-To Porch

8' 3" x 6' 3" (2.51m x 1.91m) Single glazed structure with windows to side and rear, glass roof, tiled floor and double sliding doors leading out to the rear garden.

### Landing

Doors to bedrooms, bathroom and loft space, recessed shelving, fitted storage cupboard.

### Bedroom 1

13' 1" x 8' 8" (3.99m x 2.64m) UPvc sealed unit double glazed window to front, radiator, clothes hanging space.

### Bedroom 2

11' 5" x 8' 4" (3.48m x 2.54m) UPvc sealed unit double glazed window to rear, clothes hanging space and shelving.

### Bathroom

8' 5" x 5' (2.57m x 1.52m) Champagne coloured suite comprising pedestal wash hand basin with tiled splash backs, close coupled WC, panelled bath with tiled surround, heated towel rail, Velux roof light.

### Walk-In Loft Space

11' 10" x 9' 5" (3.61m x 2.87m) Useful carpeted loft space with light and power connected.







## Outside

The property site in a generous plot extending to around half an acre (subject to measured survey). This includes a gravelled driveway to the front, providing ample off-road parking space, and delightful gardens to the side and rear.

The mature main garden to the rear is beautifully maintained by the current owners, incorporating a number of clearly defined spaces, including a spacious lawn area, large fruit cage, raised beds, calming running water feature and a pond. There are a range of useful outbuildings, which include a 16' 3" x 10' 5" (4.95m x 3.17m) brick workshop/store with window and light/power connected, two greenhouses, a large fruit cage, timber garden shed and a wheeled hut (as pictured).

To the side of the cottage there is a secluded woodland/wild flower area, which enjoys a high degree of seclusion and includes a large (but simply-equipped) 1950/60s caravan, that could be used for children's play area/camping.

## General Information

### Viewings

By arrangement with the agents, Acorn Properties

**☎ 01692 402019**

### Services

Mains gas, electricity and water. Private drainage (shared with adjoining cottage).

### Tenure

Freehold

### Possession

Vacant possession on completion

### Council Tax Band

Band C

### Directions

From North Walsham head out on the Bacton Road. Continue over the bridge, (past the canal) and past the left hand turning to Hall Lane. Take the next left hand turning (adjacent to a cottage on the right) and follow this for approximately two and a half miles. At the junction with Bacton Road turn right and the property is immediately on your left.





EPC Graph

Score	Energy rating	Current	Potential
92+	A		102 A
81-91	B		
69-80	C		
55-68	D	58 D	
39-54	E		
21-38	F		
1-20	G		

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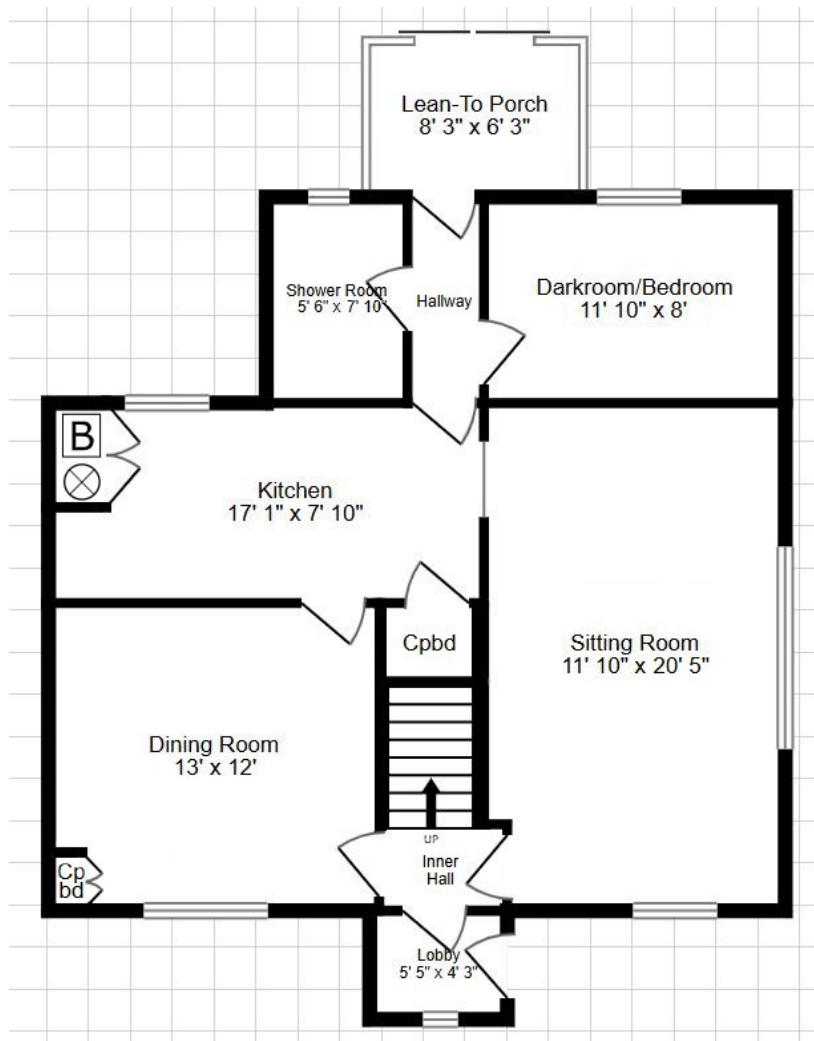
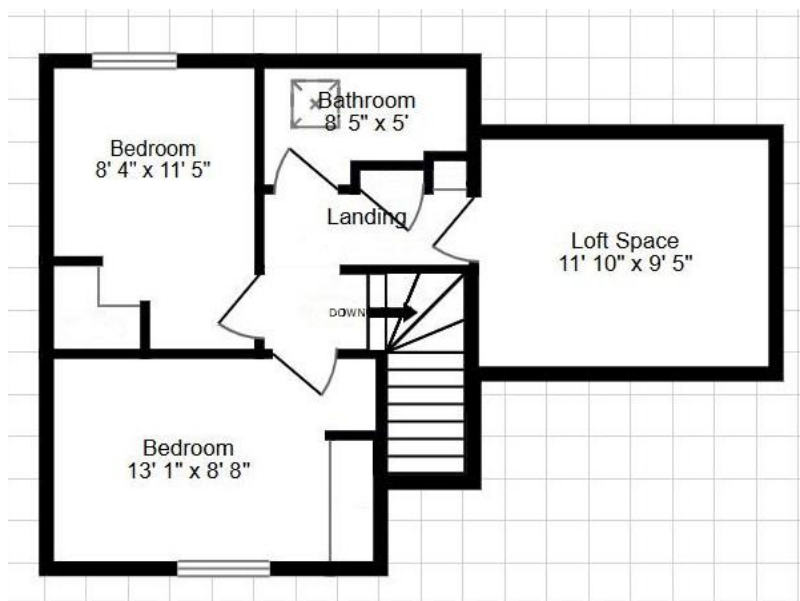
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## Floor Plan

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



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