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Consumer Protection Regulations

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Floor plans, when included, are not to scale and are intended to give a guide of the layout of the accommodation only. Adjoining properties are not shown.

Directions

Leave Sheringham turning left at the roundabout heading towards Cromer on the A149. Proceed into, and through the village of West Runton turning right into The Boulevard (an unmade Road) just as you leave the village. A driveway to "Somewhere" will be found on your left immediately after Dawley Cottage. The property is at the end of the drive on your right hand side. For ease, we suggest those viewing park at the top of the drive and walk to the cottage.

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We are open

Monday – Thursday 9am to 5.30pm
Friday 9am to 5pm
Saturday 9am to 4pm



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home for sale

Somewhere, Boulevard Road
West Runton, Cromer NR27 9QL

Guide Price

£350,000

Freehold

Tucked away in a much sought after location, "Somewhere" is a most appealing detached cottage with bespoke fitted oak kitchen and a secluded, pretty wildlife garden ideal as a permanent or second home.

- Tucked Away Location ● Delightful Sitting Room with Wood Burning Stove
- Kitchen/Dining Room with Superb Bespoke Fitted Kitchen
- Home Office/Family Room/Bedroom 3 ● Downstairs Bathroom
- Two First Floor Bedrooms ● Wildlife Garden ● Gas Central Heating ● Solar Panels
- Countryside & Sea Views ● (Ref: NEE24019)

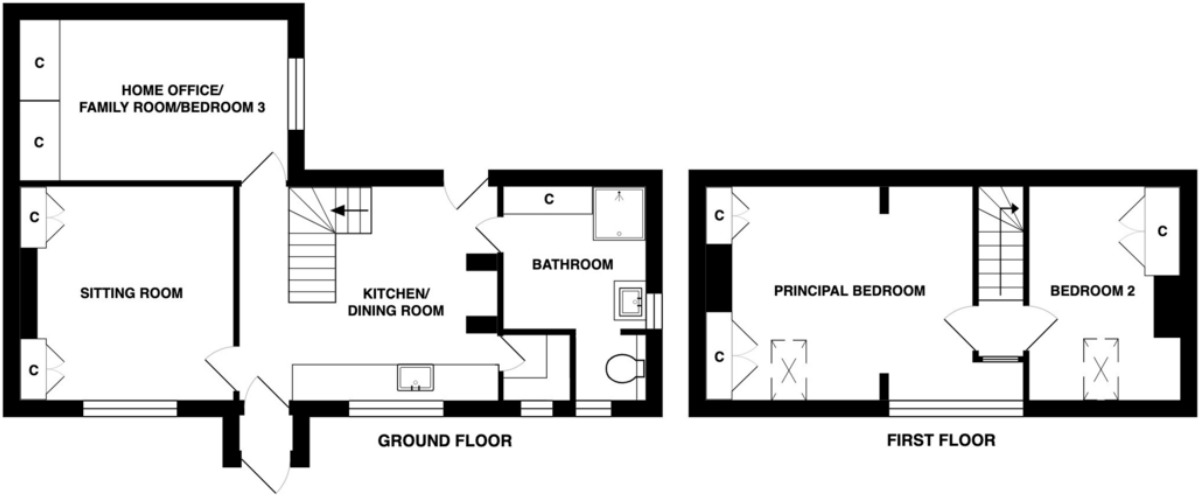
Viewing strictly by
prior arrangement
with the agents

01263 823201

City, County and Coastal specialists ● periodandprestige.co.uk
Regulated by RICS



Floor Plan



Total Area: 82.6 m² ... 890 ft²
All measurements are approximate and for display purposes only

Somewhere, Boulevard Road
West Runton, Cromer NR27 9QL

Location

Discover the Charm of West Runton. Nestled on the picturesque North Norfolk coast, West Runton is a delightful village that offers a perfect blend of natural beauty and modern convenience. Located between the National Trust woodland of Beeston, West Runton Heath, and the sea, this charming village is ideally situated along the A149 North Norfolk Coast Road, just 2.5 miles west of Cromer and 1.5 miles east of Sheringham.

West Runton boasts excellent public transport links, with frequent bus and rail services via The Bittern Line to Norwich, Cromer, and Sheringham. The village is well-equipped with several shops, including a post office/village store, café, furniture upholsterer, and camping store. Dining options are plentiful, with notable establishments such as the Links Hotel, Rocky Bottom, and The Village Inn. The village is also home to a stunning blue flag beach, designated as a site of special scientific interest, featuring the largest chalk reef in Europe a haven for divers and beachcombers alike.

Description

This detached Edwardian property, believed to have been constructed around 1910, was originally designed as a bungalow. The current owners have thoughtfully raised the roof to create two additional bedrooms, offering views over the allotment, countryside, and a distant glimpse of the sea.

The present owner, a skilled cabinet maker, has infused the home with the warmth and elegance of natural timber. The kitchen is a highlight, featuring solid oak units and granite work surfaces, complemented by an oak staircase leading to the first floor. The pantry is fitted with solid oak shelving, and the spacious principal bedroom boasts built-in oak cupboards. The second bedroom and the second reception room, currently used as a home office, feature built-in cupboards crafted from ash. This versatile room could also serve as a lovely dining room or a ground floor bedroom with easy access to the bathroom. Alternatively, the second bedroom on the first floor could be turned into a bathroom for the use of the principal bedroom.

The property benefits from double glazing, a gas central heating system, and a wood-burning stove in the cosy sitting room. Additionally, 10 solar panels provide electricity, with surplus energy sold back to the grid.

The secluded gardens are a true delight, featuring a west-facing courtyard at the rear and a charming and secluded wildlife garden at the front, complete with a patio and oak-framed pergola. When the current owners purchased the property there was parking within the garden. Buyer could remove the fence and pergola to re-establish this parking if preferred. The created hard standing could double up as a

patio area in the Summer.

This property offers a unique blend of historical charm and modern amenities, making it an ideal home for those who appreciate the beauty of natural timber and the tranquillity of coastal living.

Part glazed entrance door to:

Reception Lobby

2' 11" x 2' 1" (0.89m x 0.64m) quarry tiled floor, part-glazed door to:

Kitchen/Dining Room

14' 4" x 11' 11" (4.37m x 3.63m) (Front Aspect) Superbly fitted with a bespoke fitted kitchen in solid oak and comprising deep wide sink with mixer tap and cupboard under, space and plumbing for automatic washing machine, further double base cupboard and drawer unit with cutlery drawer, integrated fridge and freezer, all with granite work surfaces over, attractive red brick chimney breast with recess housing a Stoves electric oven with oak storage cupboards and feature oak posts, matching wall cupboards to include integrated plate rack, double radiator, superb oak staircase to the first floor, exposed pine floorboards, exposed ceiling timbers, part glazed door to the rear garden, door to the Home Office/Dining/Family Room and Sitting Room, Door to:

Pantry

3' 9" x 3' 7" (1.14m x 1.09m) (Front Aspect) Fitted oak shelving and quarry-tiled floor.

Sitting Room

12' x 12' (3.66m x 3.66m) (Front Aspect) A delightful room with red brick fireplace with wood burning stove and built-in bespoke made oak cupboards with shelving for Hi-Fi and CDs and to the other side shelved storage, radiator, engineered oak flooring.

Home Office/Family Room/Bedroom 3

14' 9" x 9' (4.5m x 2.74m) (Side Aspect) An impressive room with fitted cupboards made of ash and comprising tall shelved cupboard and adjacent low storage cupboards with work surface over, double radiator, inset ceiling down lights, carpet, skylight window.

Bathroom

(Front & Side Aspect) Attractively fitted and comprising double shower cubicle, pedestal handbasin and low level WC, extractor fan, radiator, vinyl flooring, fitted storage cupboards and fitted high level cupboard housing the Worcester gas fired boiler which serves the central heating and domestic water together with shelving.



On The First Floor

Landing

3' 3" x 2' 6" (0.99m x 0.76m) With oaked framed window providing views over countryside, stripped pine floor.

Principal Bedroom

15' x 12' (4.57m x 3.66m) (Front Aspect) To include bespoke made oak storage cupboards to both alcoves, radiator, stripped pine floorboards, inset ceiling down lights, Velux window, countryside views and a view to the sea.

Bedroom 2

12' x 8' 5" (3.66m x 2.57m) (Front Aspect) To include bespoke Ash storage cupboards to one alcove, radiator, carpet, inset ceiling down lights, Velux window, countryside views and a view to the sea. (This bedroom could be turned into a bathroom if preferred).

Outside

The principal garden is to the front of the property, and this has been designed as a wildlife garden with an area laid to grass and attractive beds and borders with a variety of perennials, shrubs and bushes, and established trees. Small pond with gravel surround and paved patio with oak pergola. The whole garden is screened by fencing and hedging and offers a good degree of privacy and seclusion. There is also an established wisteria, outside lighting, and an oak framed entrance arch with wrought iron gate to the driveway, which gives access to the allotments. To the rear of the property is an enclosed patio area laid to brick sets with small timber garden shed and gated access to the driveway. Outside light.

Agents Note

When the current owners purchased the property there was parking within the rear garden. Purchasers could re-establish this space again by removing the fence and pergola. The hard standing created could double up as a patio in the summer. Bedroom two on the first floor could be a bathroom serving the principal bedroom.

Services

All main services are available. 10 solar panels.

Local Authority/Council Tax

North Norfolk District Council, Holt Road, Cromer, Norfolk NR27 9EN. Telephone 0126 3513811. Tax band to be confirmed.

EPC Rating

The energy rating for this property is B. A Full Energy Performance Certificate will be available on request.

Important Agent Note

Intending purchasers will be asked to provide a regional identity documentation and proof of address before solicitors are instructed.

We Are Here To Help

If your interest in this property is dependent on anything about the property or its surroundings, which are not referred to in the sale particulars, please contact us before viewing and we will do our best to answer any questions you may have.

IMPORTANT AGENTS NOTE

A planning application has been submitted to North Norfolk District Council (30th September 2024) in relation to a proposed development for 37 properties with access from the A149 on the field beyond the allotments. Reference PO/24/20814. Prospective purchasers are advised to check the planning portal at North Norfolk District Council if further information is required. Only allotment holders and the owners of "Somewhere" have foot access along the unmade access track off Boulevard Road.

