



THE HURN

WEST RUNTON, CROMER, NR27 9QS

£285,000
FREEHOLD

The brick and flint character cottage lies in a quiet residential area of this beautiful coastal village.

The property consists of Kitchen-diner, shower room and lounge to the ground floor.

To the first floor there are two double bedrooms. To the outside there is a garden to the front and courtyard to the rear.

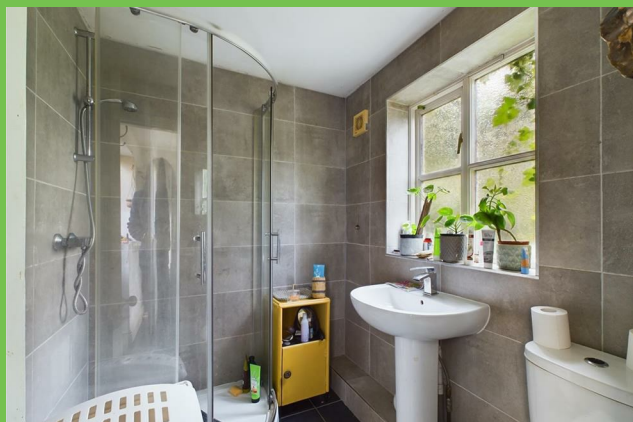
This property would make a great second home/ investment or equally a main residence.

Viewing recommended.

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HENLEYS
Residential Sales & Lettings

THE HURN

- Brick and flint character cottage
- Highly sought after coastal Village
- Waking distance to train station, beach, pub, shops & leisure facilities with golf course
- Kitchen- Dining room
- Lounge
- Shower room
- Two double bedrooms
- Courtyard garden to rear and garden to front
- Tranquil location
- Viewing recommended



West Runton

Nestled between the Victorian seaside resorts of Cromer and Sheringham, West Runton has good road connections and a small railway station with regular services to Norwich. West Runton also has a pub - The Village Inn, restaurants, a post office, an independent school and village store. It also has a golf links course and there are nearby National Trust woodland walks. The village is famous for the West Runton Woolly Mammoth, a huge 6-700,000 year old fossilised elephant, discovered in the 1990s. West Runton is also home to the Hilltop Shirehorse Centre.

With an elegant pier, Pavilion Theatre and grand Victorian villas, many with panoramic views over the pebble and sand beach, it's easy to see why Cromer has perennial appeal to staycationers and permanent residents alike. Banksy recently visited the town on a headline-making 'spraycation' which focused the media's attention on the east side of the Norfolk coast. Spend a morning exploring the pretty boutiques and follow the lanes towards the seafront to pick up a Cromer crab - widely regarded as one of the best found in English waters, the eight-legged crustacean still provides a major source of income for the town's fishermen and simply served with bread makes an unbeatable lunch or supper!

Or push the boat out with fish and chips from No 1 Cromer, Galton Blackiston's award winning Cromer

eatery perched on the clifftop. Treat yourself to a relaxing lunch at the Upstairs Restaurant where stunning sea views meet tasty seafood, or join the queue downstairs and enjoy your takeaway sitting on the wall as the seagulls soar above you for a fully immersive 'beside the seaside' experience. Follow the slope down from the clifftop to the beach and walk the shoreline or practise your hand at an afternoon skimming stones out to the horizon line.

Overview

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Agents note

Mains gas, electric & water

EPC - TBC

Council tax band - B

GREENFIELD THE HURN





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	