

BULLS ROW

NORTHREPPS, CROMER, NR27 0LF

£250,000
FREEHOLD

Located on the edge of the village is this Stunning brick and flint one bedroom Norfolk cottage which has been beautifully updated and offers delightful rural views from bedroom. Only yards away are excellent countryside walks to experience along the rural public footpaths and a local network of designated quiet lanes which are nearby making the property an ideal permanent or second home.


Residential Sales & Lettings

BULLS ROW

- Stunning brick & flint Cottage
- Sought after village location
- Open plan living room - dining room
- Fitted kitchen - Breakfast room
- Study area
- Large double bedroom
- Ensuite bathroom
- Shower room
- Fully enclosed garden
- Outbuildings



Area

Nestled in the charming village of Northrepps, an idyllic location for those seeking peaceful village living. This area benefits from regular bus routes, providing easy access to Northrepps, where you'll find amenities such as The Foundry Arms and Northrepps village hall, fostering a sense of community and social interaction. For those yearning for the coastal life, Northrepps offers proximity to the town of Cromer, known for its beach and atmosphere. In Cromer, you'll find further amenities, shopping options and a train station, making it an ideal choice for those who need to commute for work or leisure. Cromer also provides a range of excellent schooling options, ensuring a well-rounded family-friendly location. This village and its proximity to Cromer truly offer the best of both worlds.

Overview

Located on the edge of the village is this Stunning brick and flint one bedroom Norfolk cottage which has been beautifully updated and offers delightful rural views from the bedroom. Only yards away are excellent countryside walks to experience along the rural public footpaths and a local network of designated quiet lanes which are nearby making the property an ideal permanent or second home.

Open plan study area

Double glazed windows to the front and the side, stable door to the front, radiator and tiled floor.

Open plan living room - dining room

Wooden flooring, radiator, wall mounted lights, arch with built in mirror, fireplace with wooden mantle and electric Wood burner effect fire. Door leading into kitchen - Breakfast room and stair to first floor.

Kitchen Breakfast room

Beautiful cottage style kitchen with double glazed windows to the side and the rear with door to the rear and outbuildings. Wall and base units, worktops, sink drainer, part tiled, space for dishwasher, built in electric hob and oven with extractor fan. Wall unit under lighting, spotlights and wall mounted electric heater. Built in pantry, contemporary flooring and door leading into shower room.

Shower room

Double glazed window to the rear, WC, fully enclosed wash hand basin with splash back tiles, shower cubicle with tiles. Chrome heated towel rail and contemporary flooring.

Double bedroom

Double glazed window to the front, vaulted ceiling and skylight. Carpets, radiator and built in wardrobe. Door into ensuite.

Ensuite Bathroom

Double glazed window to the rear with stunning countryside views. Rolltop bath, chrome heated towel rail, fully enclosed WC and wash hand basin. Built in cupboard.

Outbuildings

There are two outbuilding to the rear of the property with electric and light. These are currently used as a utility and store and a further storage room. These would make an ideal studio- home office etc.

Garden

Fully enclosed garden to the front with beautiful shrubs and borders, small raised beds area, patio area and path leading to front door. Driveway to the front.

Agents note

Main electric, mains water, oil fired central heating

Council tax band -

EPC - TBC

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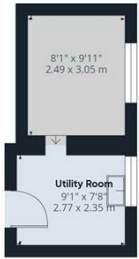




Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2

Approximate total area⁽¹⁾

844.48 ft²
78.45 m²

Reduced headroom

14.89 ft²
1.38 m²

(1) Excluding balconies and terraces

⚠️ Reduced headroom
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360



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	