



## HIGH STREET MUNDESLEY, NR11 8JL

£150,000  
FREEHOLD

This one/two bedroom cottage tucked away on High Street in Mundesley is a wonderful chance to own a traditionally styled Norfolk cottage. The property would benefit from being updated and provides an almost blank canvas for prospective purchasers to put their own stamp on the property. The property currently comprises of a spacious living room with kitchen and bathroom off, a main bedroom and a second bedroom/dressing room.

The property has potential to become a warm cottage home for a small family or a coastal retreat for those looking to get away and relax. With nautical style porthole window and a support beam in the style of a ships mast with a rope wrap and brass ship notice attached.

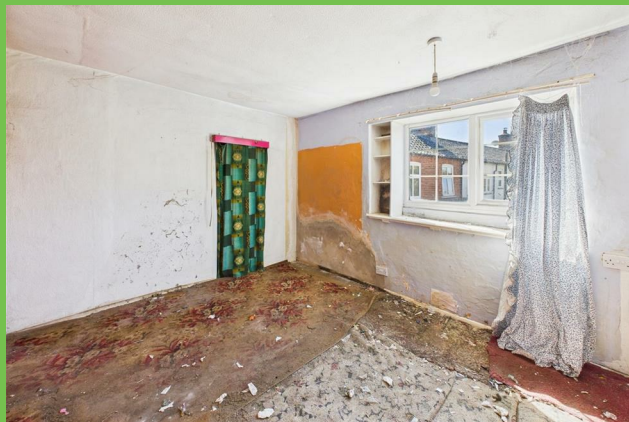
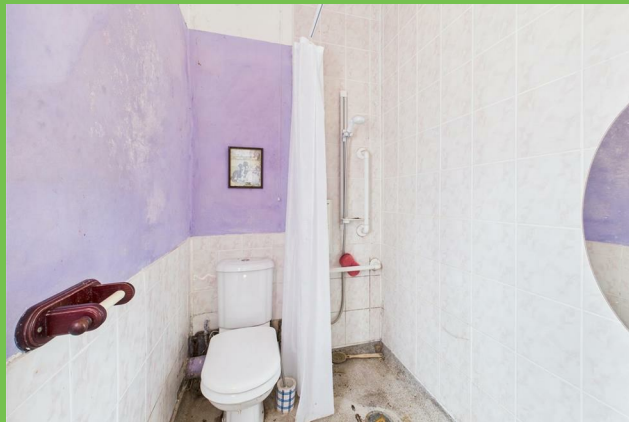
With the seafront, Mundesley village, medical centre and the golf club all within a 16 minute walk, this property not only has the potential to become a beautiful coastal cottage, but also has lots of amenities all in close proximity.

**H**  
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## HIGH STREET

- \*\* CHAIN FREE \*\*
- \*\* EXCITING RENOVATION PROJECT \*\*
- \*\* HUGE POTENTIAL \*\*
- Close to beach and seafront
- Nautical Features including Porthole style window
- Close to Mundesley centre
- Quaint and charming village cottage
- Close to golf club
- Traditional Features
- Close to Mundesley Medical Centre



### Mundesley

Mundesley is a pretty seaside village with a wonderful sandy beach and is well located for access to other coastal villages and towns. Set in an Area of Outstanding Natural Beauty, Mundesley offers excellent coastal walks along the beach or on the cliff tops.

There is a fantastic selection of quality independent shops, pubs and cafes, including a butcher, green grocers, clothing shop, convenience store and post office. The Ship Inn is an excellent gastropub with a great garden overlooking the sea.

The village has a thriving local community and is very popular with visitors. The market town of North Walsham is just over five miles away and has excellent amenities including three supermarkets (Waitrose, Lidl and Sainsburys), an independent butcher, two doctors surgeries, a vets and a train station with direct transport links to Norwich and beyond.

### Overview

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bedroom/dressing room.

The property has potential to become a warm cottage home for a small family or a coastal retreat for those looking to get away and relax. With nautical style porthole window and a support beam in the style of a ships mast with a rope wrap and brass ship notice attached.

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### Living Room

Enter through a glazed (with lead pattern) door into the living room, with leaded windows to the front aspect with large sill that could make a great window seat, treated exposed ceiling beams, ship mast style support beam, large traditional fireplace with electric heater, quarry tiled hearth. nautical style porthole window to rear aspect, traditional solid timber staircase, opening to kitchen and timber door to bathroom.

### Kitchen

Leaded window to rear aspect, base units to two walls, space and plumbing for washing machine, space for fridge freezer, wall mounted table, exposed ceiling beams, light coloured laminate worktop with stainless steel sink and drainer, cupboard above door opening and traditional style ceiling light.

### Bathroom

Leaded window to front aspect, close coupled dual flush WC, walk in wetroom shower with shower curtain, basin with built in shelving , tiled splashback and vinyl flooring.

### Landing

Stairs leading to landing, small cupboard with loft hatch, door to bedroom, curtain to dressing room/bedroom, hanging pendant light and treated timber floorboards

### Bedroom

Windows to front aspect with built in shelving beside, built in storage/wardrobe with curtain cover and carpeted floor.

### Dressing Room/Bedroom

Leaded window to side aspect, built in frame for bed with storage under and to end of bed, clothes rail above, hanging pendant light between room and landing and treated timber floorboards.

### Outbuilding/Garage

To the left hand side of the front entrance is a brick outbuilding with a single door used currently for storage. There is also a larger building which could be used for further storage or indeed as a garage.

### Agents Note

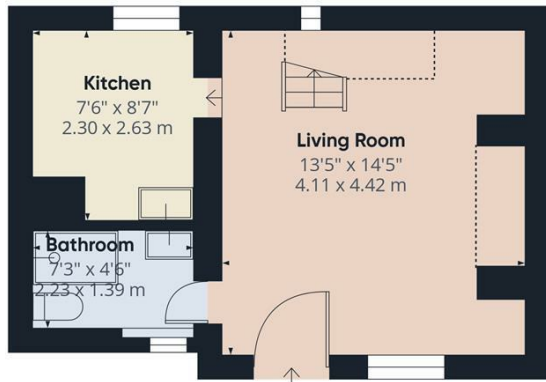
Mains Electric, Water and Drainage.

Council Tax Band A

EPC Rating TBC

## 50 HIGH STREET





Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2

**Approximate total area<sup>®</sup>**  
580 ft<sup>2</sup>  
54 m<sup>2</sup>

**Reduced headroom**  
29 ft<sup>2</sup>  
2.7 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration 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