



## HIGH STREET NORWICH, NR11 8JL

£250,000  
FREEHOLD

Set in the sought-after seaside village of Mundesley, this charming character cottage offers a wonderful opportunity to create a truly stunning home.

While the property would benefit from some updating, it boasts a wealth of period features and a cosy, welcoming feel throughout.

The accommodation comprises a fitted kitchen, a spacious lounge/dining room with an open fireplace—perfect for cosy evenings—and a conservatory overlooking the parts of the garden.

Upstairs, there are two interconnecting (Jack and Jill) bedrooms, a family bathroom, and a walk-in wardrobe, which could easily be converted into a small study or home office.

**H**  
**HENLEYS**  
Residential Sales & Lettings



## HIGH STREET

• CHAIN FREE • NEEDS SOME UPDATING - LOTS OF POTENTIAL • CHARACTER PROPERTY • SOUGHT AFTER VILLAGE LOCATION • CLOSE TO VILLAGE CENTRE & BEACH • TWO BEDROOMS (JACK AND JILL) • FAMILY BATHROOM • DRESSING ROOM • TWO RECEPTION ROOMS & FITTED KITCHEN • MATURE GARDEN TO THE FRONT AND SIDE



### Mundesley

Mundesley is a delightful coastal village which became popular with the Victorians when visitors were brought to the sea with the opening of the railway in 1889. The railway has long gone but blue flag sandy beaches, coloured beach huts, shallow rock pools and flint faced cottages characterise the village throughout the summer. The village is also a great starting point for country walks to include the coastal path with plenty of footpaths and circular routes. Close by the Southrepps Common is an important area for wildlife with woodland and wild flowers.

The bustling village centre has a variety of shops to include butchers, excellent greengrocer, ladies clothes shop, chemist, Spa and Tesco express, together with eateries, hotels and a pub. Mundesley also has its own medical centre, primary school and nine hole golf course founded in 1901. There is an adventure island crazy golf park close to the seafront and small maritime museum which is also the lookout of the National Coast Watch Institution.

Mundesley is ideally located for easy access to a number of key towns. The village is some 7.3 miles south east of Cromer, 5.6 miles north east of North Walsham with the nearest rail link, the Bittern Line, which runs between Sheringham and Norwich. The city of Norwich is just over 20 miles south west

### Overview

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The accommodation comprises a fitted kitchen, a spacious lounge/dining room with an open fireplace—perfect for cosy evenings—and a conservatory overlooking the parts of the garden.

Upstairs, there are two interconnecting (Jack and Jill) bedrooms, a family bathroom, and a walk-in wardrobe, which could easily be converted into a small study or home office.

The property is set back from the road and accessed via a shared driveway, offering parking for one car. The mature garden features established shrubs, bordered flower beds, and is mainly laid to lawn—ideal for relaxing or entertaining.

This delightful cottage is brimming with potential and located just a short stroll from the beach and village amenities. A must-see for anyone seeking a characterful home by the sea.

### Agents note

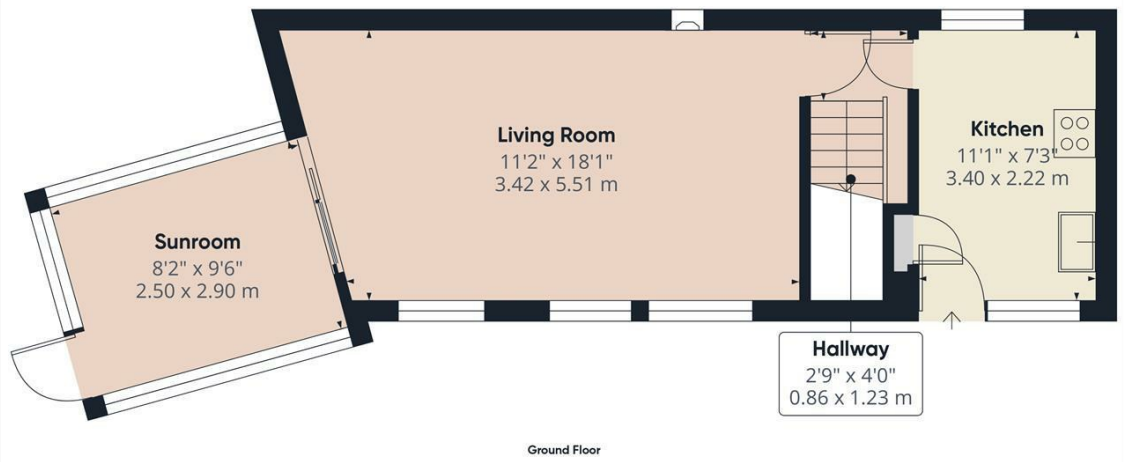
Council tax band - C

EPC- TBC

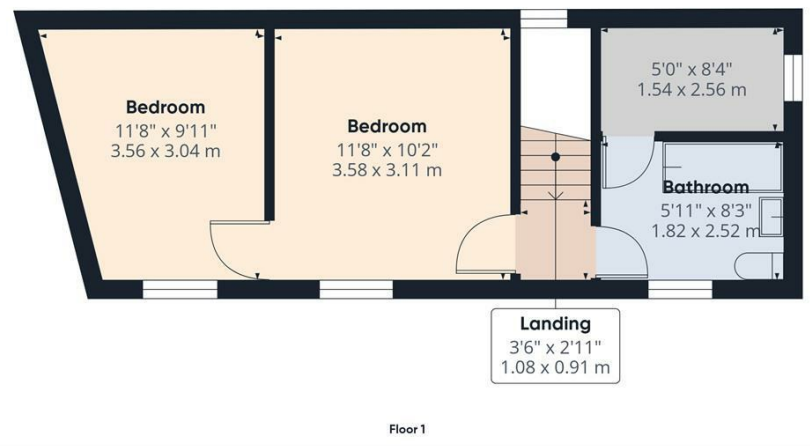
Mains gas, electric & water

## 68 HIGH STREET





Approximate total area<sup>(1)</sup>  
756 ft<sup>2</sup>  
70.1 m<sup>2</sup>



(1) Excluding balconies and terraces

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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements