



ADDRESS
Fairacres
Hall Road
Hopton-On-Sea
Norfolk
NR31 9AX

TENURE
Freehold

STATUS
Chain free sale

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“A spacious, light-filled home with expansive countryside views, offering a rare opportunity to restore and modernise in a peaceful coastal village setting.”

Fairacres, Hall Road, Hopton, Norfolk

Set on a 0.17-acre rural plot with expansive views of open countryside, Fairacres is a 1970s detached chalet bungalow that presents an exciting opportunity for renovation. The home retains much of its original charm and layout, with well-proportioned rooms, generous natural light, and a tranquil village setting within Hopton-on-Sea.

The Tour

A gated driveway leads to the property, providing ample off-street parking and access to a spacious garage. The entrance porch opens into a wide hallway that forms the spine of the ground floor. To the right, the reception rooms span the full depth of the house, to the front a living room with large windows framing views of the countryside and garden beyond. Adjacent to this, the dining room, which shows some superficial smoke damage, connects to a conservatory with glazed walls that overlook the private rear courtyard garden.

To the rear of the hall, the kitchen is a functional space with original cabinetry and access to the dining room. The ground-floor bathroom has been stripped, offering a blank canvas for refurbishment, while a separate shower room sits just off the rear lobby. Additionally, a study provides a versatile space for a home office or guest bedroom.

Upstairs, two spacious double bedrooms sit beneath the eaves, both with large windows offering views across the surrounding fields and gardens. Built-in storage is available on the landing, ensuring practicality and simplicity throughout.

Outside, the east-facing lawned garden captures the morning light and provides an open space for relaxation. To the rear, a private courtyard gives access to a timber sauna, a greenhouse, and a discreet storage area, perfect for garden tools or outdoor equipment.

The Area

Hall Road is located in Hopton-on-Sea, a peaceful coastal village nestled between Great Yarmouth and Lowestoft. The village is known for its wide sandy beaches, cliff-top walking trails, and a friendly community atmosphere.

The local primary school is well-regarded, and everyday conveniences are found in the village centre, including shops, cafés, and pubs. The nearby Norfolk Broads offers boating and nature trails, while Norwich is easily accessible for city amenities, culture, and transport links to London Liverpool Street.

Fairacres represents a rare opportunity to restore and modernise a spacious, light-filled home in a quiet, rural setting with easy access to both countryside and coast.

Points to note:

Tenure: Freehold
Construction: Cavity wall
Fenestration: uPVC double glazing
Heating: Oil Fired Central Heating via Back Boiler
Energy Performance: F 29
Average Heating & Lighting Costs: £326 per calendar month*
Council Tax: Band D (£2,211.75)
Broadband: Ultrafast internet available up to 1,800mbps download

The Legal Bit:

At Larkes, we strive to provide accurate and true-to-life photographs, floor plans, and descriptions. However, our marketing materials are intended as a general guide only. We strongly recommend that prospective buyers visit the property in person, ask relevant questions, and verify all details independently.

We take our duty of care seriously and make every reasonable effort to ensure the information we present is correct. However, some details are based on information provided by the seller or third parties. Additionally, please note that floor plan measurements may be rounded, and distances are approximate.

* Recorded from the Energy Performance Certification – actual costs may vary depending on use & rates.



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Images:
Pg.2-3 Living room, Pg.4 Entrance hall
Pg. 6-7 Kitchen, Pg.8 Kitchen detail,
Pg.9 Conservatory , Pg.10-11 Open views



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Entrance porch



Entrance hall



Kitchen detail



Dining area



Principal bedroom



Landing



Bedroom detail with wardrobe



Front garden and driveway



Second bedroom



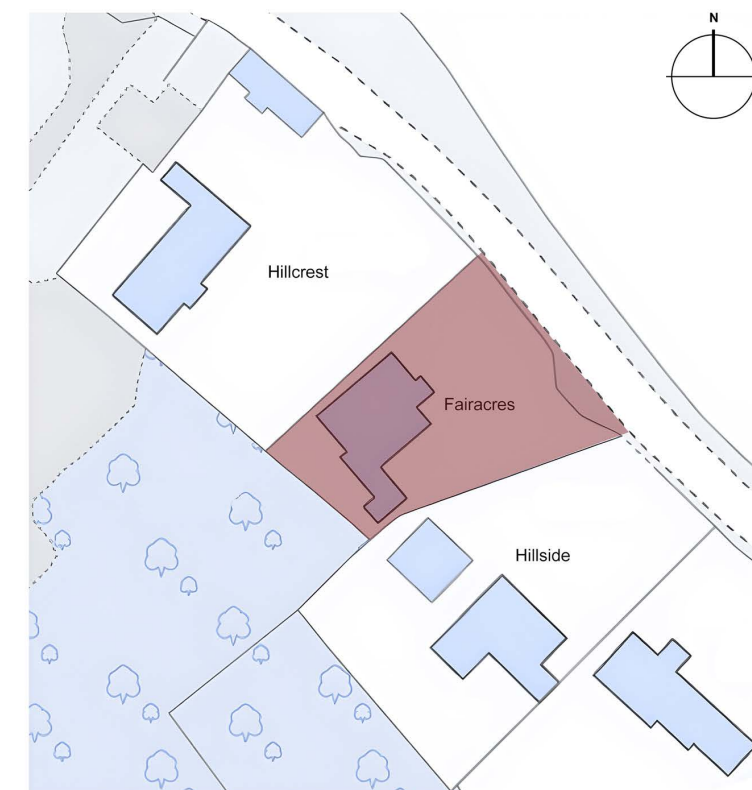
Front gardens



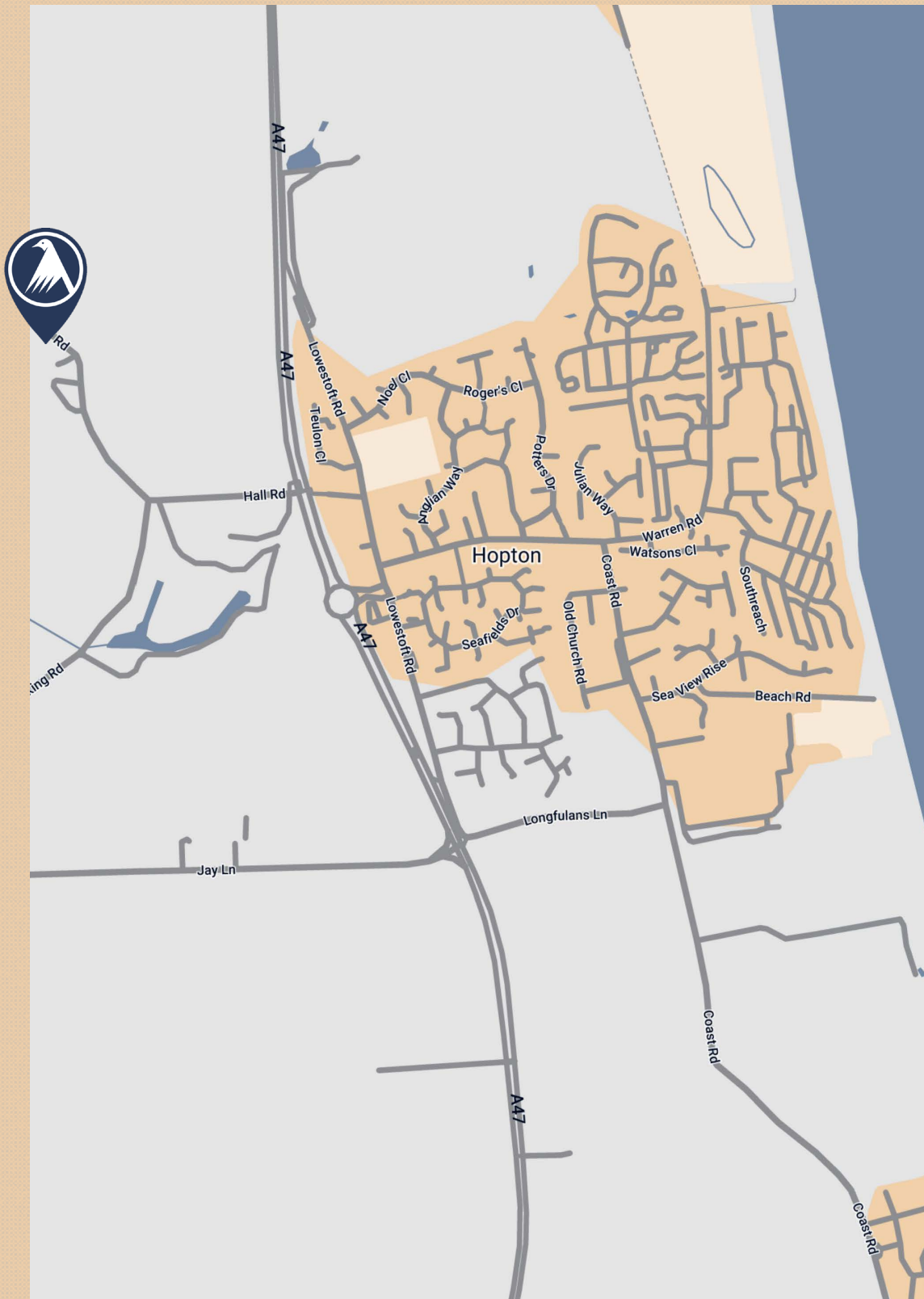
Rear courtyard and sauna



Shower room



Ref: 7358



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