



## **SAMPHIRE COTTAGE**

15 Rookery Close, Mundesley, NR11 8QH

**£280,000**

Freehold

# Samphire Cottage

15 Rookery Close  
Mundesley  
NR11 8QH

**£280,000**

Freehold

- Offered with no onward chain
- Contemporary semi-detached coastal home in the heart of Mundesley
- Perfect as a main residence or refined seaside retreat
- Light-filled open-plan living with doors opening to a private garden
- Two well-proportioned bedrooms
- Principal with ensuite and glimpse of the sea
- Modern kitchen, family bathroom, and convenient ground floor WC
- Two private parking spaces—rare for this central village setting

## Agents Note

EPC Rating: B

Council Tax: B

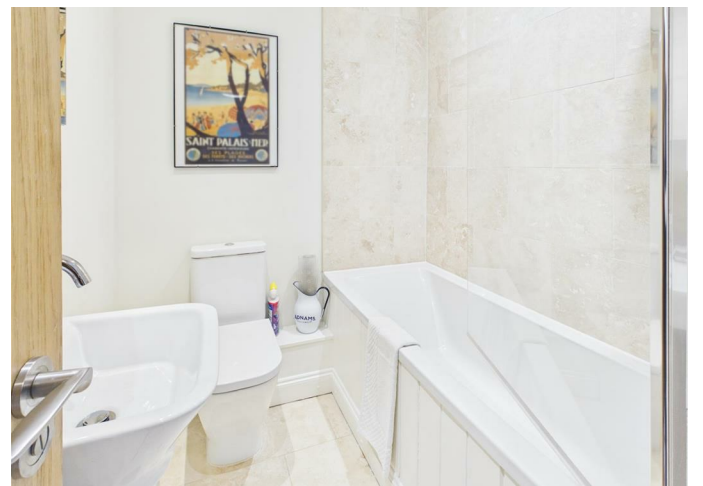
Mains water, electricity, drainage and gas

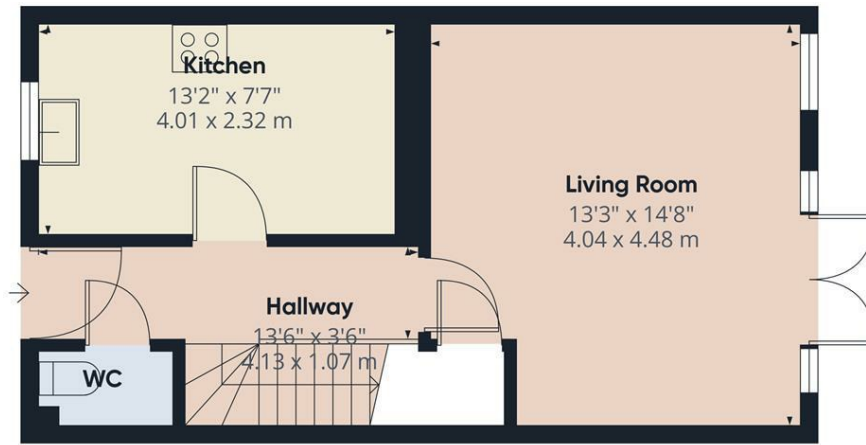
There is a small annual maintenance charge of £325 for upkeep of the surrounding communal gardens and areas. Parking of caravans is not permitted.

Samphire Cottage presents a beautifully composed coastal home, quietly positioned within the heart of Mundesley—one of North Norfolk's most charming seaside villages. Thoughtfully designed for comfortable year-round living, this contemporary semi-detached property offers an effortless blend of style and practicality, equally suited as a primary residence or an elegant retreat by the sea. The accommodation has been carefully arranged to maximise both space and natural light, with a welcoming open-plan living and dining area forming the natural hub of the home. Large doors draw the eye outward, opening onto a private, neatly kept garden—perfect for relaxed entertaining or quiet moments after a day along the coast.

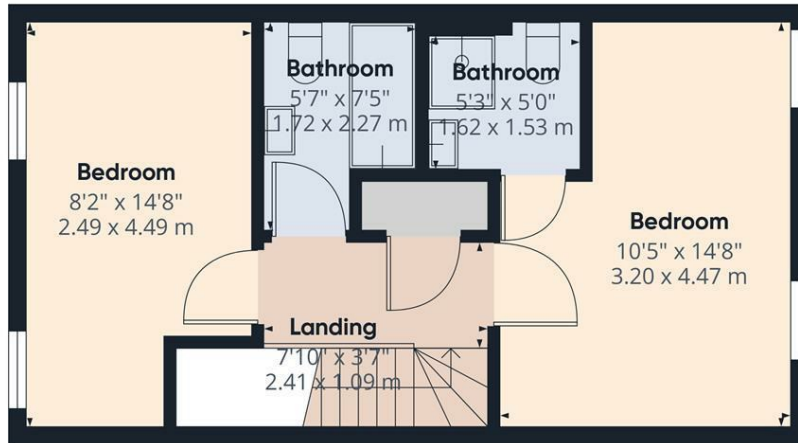
Upstairs, two well-proportioned bedrooms provide restful accommodation, with the principal suite positioned to the rear and enjoying a charming glimpse of the coastline—an ever-present reminder of the property's enviable setting. A family bathroom and ground floor WC add further convenience, while the contemporary kitchen is both functional and elegantly appointed. Externally, the inclusion of two private parking spaces is a rare and valuable feature in such a sought-after location. Offered with no onward chain, Samphire Cottage represents a seamless opportunity to acquire a polished coastal home, just moments from sandy beaches, local amenities, and the enduring appeal of the North Norfolk shoreline.







Ground Floor



Floor 1

Approximate total area<sup>(1)</sup>  
741 ft<sup>2</sup>  
68.7 m<sup>2</sup>

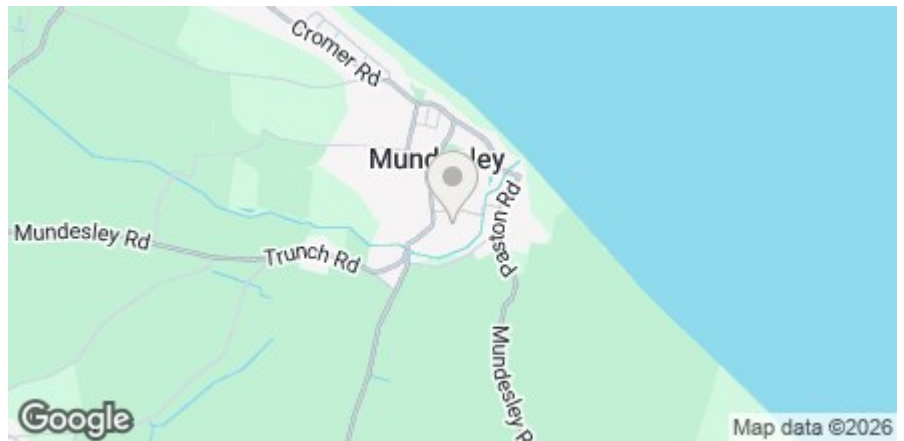
(1) Excluding balconies and terraces

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>		<b>96</b>
(81-91) <b>B</b>	<b>84</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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