





Castle Cottages, Thornham Hunstanton PE36 6NF

william h brown

Welcome to

Castle Cottages, Thornham Hunstanton

Situated in the highly sought after coastal village of Thornham, this well presented three bedroom family home offers spacious accommodation in one of North Norfolk's most desirable locations. Renowned for its beautiful coastline, nature reserves, excellent pubs and coastal walks, Thornham is a wonderful place to call home. The accommodation comprises an entrance hall, cloakroom, an impressive 17'11 sitting room and a spacious kitchen/diner. To the first floor are three bedrooms and a family bathroom, providing comfortable accommodation for families, couples or those looking for a coastal lifestyle. Outside, the property enjoys generous gardens together with off road parking for several vehicles. Offered for sale with no onward chain, this is an excellent opportunity to acquire a home in this sought after village. The Section 157 restriction with Freebridge Community Housing has been waived for the benefit of the purchaser, meaning there is no longer a requirement for the buyer to have a local connection and purchasers from outside the area are eligible. Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.



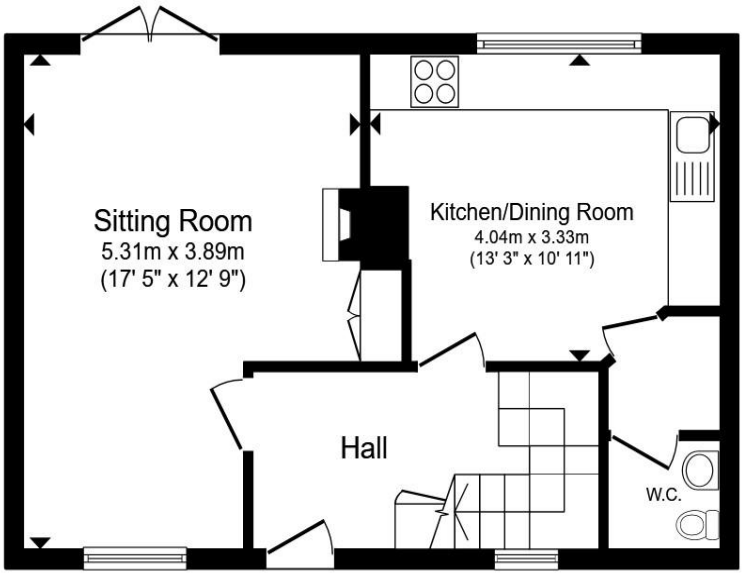




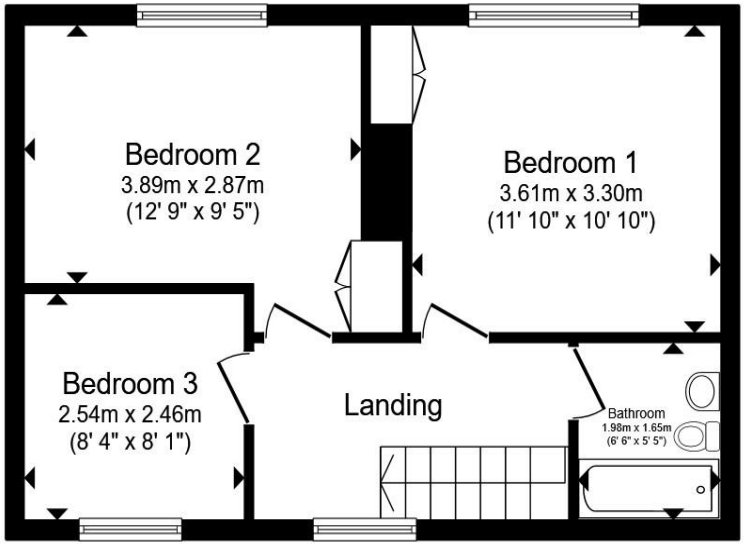








Ground Floor



First Floor

Entramnce Hall

Cloakroom

Kitchen / Dining Room

Sitting Room

First Floor

Bedroom One

Bedroom Two

Bedroom Three

Bathroom

Agents Note:

'There is a restriction on the title, that applies to the purchase transaction. Please enquire with the branch' - must be used as main residence. Please note that the Section 157 restriction will be reinstated upon any future resale of the property.
'Heating to the property is served by Electric. Please contact the branch for more details'

Total floor area 85.2 m² (917 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

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Welcome to

Castle Cottages, Thornham Hunstanton

- Well presented family home
- Sought after village of Thornham
- Three bedrooms
- 17'11 sitting room
- Kitchen/diner and cloakroom
- Generous gardens
- Parking for several vehicles
- Section 157 restriction waived

Tenure: Freehold EPC Rating: E
Council Tax Band: B

£225,000









Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/HUN107363

The Property Ombudsman

Property Ref:
HUN107363 - 0002

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

william h brown

01485 534506

hunstanton@williamhbrown.co.uk

40 Westgate, HUNSTANTON, Norfolk, PE36 5EL

williamhbrown.co.uk

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT Registration Number is 500 2481 05.