

abbotFox



North Elmham, NR20
Guide Price £575,000

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We are a team of genuine individuals who hold a deep passion for both property and marketing. Collectively, we bring over 70 years of experience in the property market of Norfolk and Suffolk. Our affection for both counties runs deep, and we are enthusiastic about sharing our passion with you.

Colin McKenzie | **Branch Partner**







THE DETAIL_____

abbotFox Bespoke presents a rare opportunity to acquire a unique commercial site in the heart of North Elmham a thriving, well-served and highly desirable Norfolk village. This mixed-use freehold includes a much-loved tea room and post office alongside three attractive holiday lets with a private car park for customers and guests.

Currently producing a healthy 20% yield, the property offers clear potential for growth through extended trading hours, event hosting, and an enhanced food offering, such as a Sunday lunch service.

The site also offers live/work flexibility, with the option for an owner to reside within the spacious two-bedroom apartment, while continuing to operate the business and holiday lets. Fixtures & fittings included.







THE HIGHLIGHTS____

- Unique mixed-use freehold site in the heart of desirable North Elmham, featuring a thriving tea room, post office, and three holiday lets
- Currently generating a 20 % yield with clear scope to increase income through extended hours, events, and food offering
- Live/work opportunity with beautifully presented two-bedroom apartment ideal for owner-occupation or continued letting
- Highly regarded tea room with seating for 30+, strong local following, and TripAdvisor Certificate of Excellence
- Three established holiday lets – including a charming one-bedroom cottage and a characterful studio barn
- Private off-road customer car park and prime village location just 10 mins from Dereham and 30 mins from Norwich and the coast



Let's talk

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EPC RATING -

Disclaimer – In accordance with the Property Misdescriptions Act, the company abbotFox gives notice that all descriptions, references to condition, necessary permissions for use and other details are given in good faith and believed to be correct, but any purchaser should not rely on them as statements of fact, and must satisfy themselves by inspection or other means, as to their accuracy.