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# 5 St. Marys View, Happisburgh, Norfolk, NR12 0QW

A beautifully crafted home forming part of a small and select development of similar properties, built to an exceptional standard and designed with versatility in mind. Offering generous and flexible accommodation, the property is perfectly suited to family living, a relaxing coastal retreat, or a spacious and comfortable residence for those enjoying retirement, with ample room for visiting friends and family.

Located in the sought-after coastal village of Happisburgh, home to the county's oldest working lighthouse, Happisburgh Lighthouse, and the only independently operated lighthouse in the country, the property enjoys easy access to scenic countryside walks and the stunning beaches of the North Norfolk coastline. The village offers a welcoming community and a range of amenities including a primary school, village shop and post office, The Hill House Inn, a cricket club, and parish church.

Approached from the front via a hardstanding driveway, the property benefits from ample off-road parking, access to a double garage, and a neatly maintained front lawn garden. To the rear, a paved terrace provides an ideal space for outdoor dining and entertaining, extending onto an enclosed south-east facing lawn garden complemented by raised flower beds.





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- DETACHED
- UNDERFLOOR HEATING
- ENVIABLE NORTH NORFOLK RETREAT

- OFF-ROAD PARKING & DOUBLE GARAGE
- CLOSE TO LOCAL AMENITIES & BEACHES
- FOUR BEDROOMS, TWO WITH EN-SUITES

- BEAUTIFULLY PRESENTED THROUGHOUT
- ENCLOSED SOUTH EAST FACING REAR GARDEN
- IDEAL FAMILY HOME, COASTAL RETREAT OR HOLIDAY LET

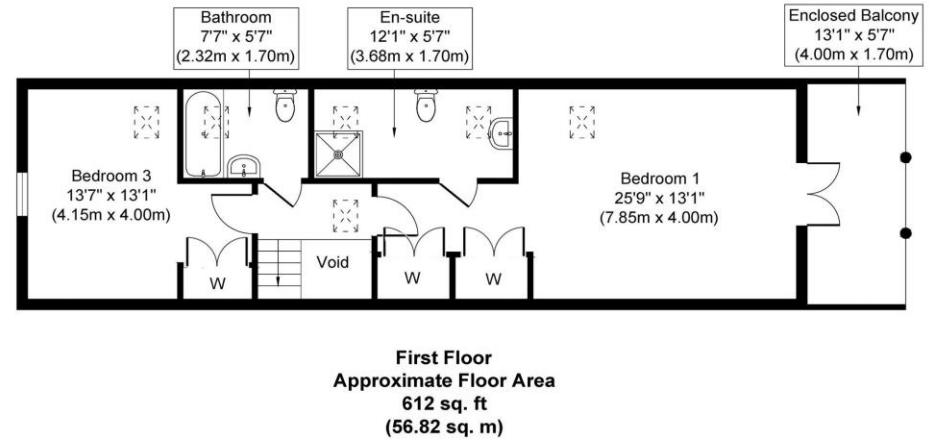
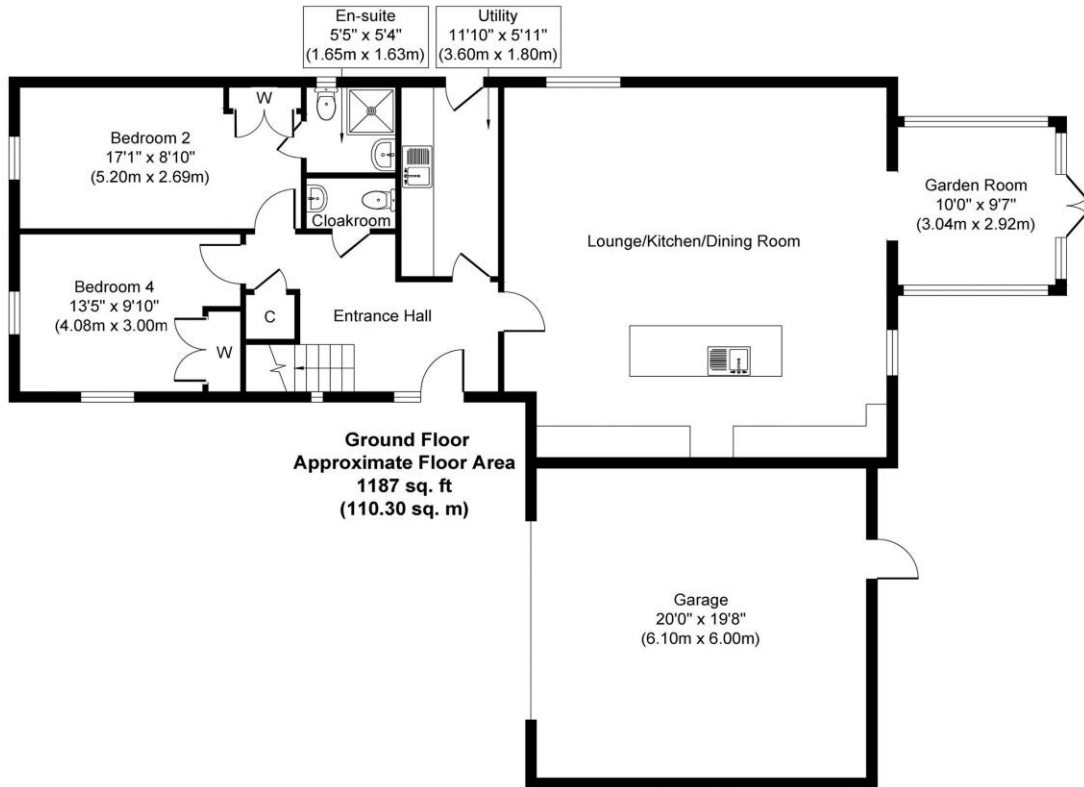
Extending to nearly 1,800 sq ft of beautifully presented living space, the accommodation is both spacious and versatile. A welcoming entrance hallway leads to a cloakroom, two ground-floor bedrooms, both with built-in storage and one with an en-suite, a separate utility room, and the heart of the home: a stunning open-plan lounge, kitchen, and dining area with adjoining garden room and access to the rear garden, creating a bright and sociable living space. To the first floor, there is a family bathroom and two further bedrooms, both with built-in storage. The principal bedroom also benefits from an en-suite and an enclosed balcony overlooking the surrounding countryside, an ideal spot to relax and enjoy the peaceful setting.

The larger market towns of Stalham and North Walsham lie to the south and west respectively, offering a wider range of amenities. North Walsham also benefits from a railway station with direct links to Norwich and onward connections to London, making this both a tranquil and well-connected place to call home.





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Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.



Score	Energy rating	Current	Potential
92+	<b>A</b>		<b>93 A</b>
81-91	<b>B</b>	<b>84 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>		





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Second Home Service	Property Cleaning Service	Mortgages	Solicitors	Surveyors	Service Providers	



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