



Ollands Cottage, Short Lane, Happisburgh, Norwich, NR12 0RR

welcome to

Ollands Cottage, Short Lane, Happisburgh, Norwich

This impressive and characterful four bedroom cottage with garage, driveway parking and mature, generous rear garden is situated in the popular Norfolk coastal village of Happisburgh and would make an ideal family home.



Description

Situated in the popular Norfolk village of Happisburgh, this spacious and characterful cottage would make an ideal family home, second home or holiday let within a 5 minute drive of the beach! The property offers accommodation comprising living room, kitchen, dining room, utility room, bedroom four/office and family bathroom on the ground floor. On the first floor, you will find three double bedrooms and a shower room. Externally, the property boasts a garage with double doors, driveway parking and a generous, mature rear garden mainly laid to lawn with shrubs, bushes, seating areas and areas to attract wildlife.

Happisburgh is a historic village located on the north-east coast of Norfolk, England. The village is known for its iconic red-and-white-striped lighthouse, built in 1790, which is the oldest working light in East Anglia and the only independently operated lighthouse in Great Britain.

Kitchen / Dining Room

20' x 13' 4" narrowing to 6' 5" Min (6.10m x 4.06m narrowing to 1.96m Min)

Fitted with range of base and wall mounted units comprising cupboards and drawers, shelving, work surfaces over, sink drainer, tiled splashbacks, built in electric oven, microwave and hob, pantry cupboard, upvc double glazed windows, large fireplace with wood burner, 2 oil radiators and tiled flooring.

Utility Room

10' 3" x 4' 6" (3.12m x 1.37m)

Space for washing machine and tumble dryer, clothes dryer and hooks, upvc double glazed door and vinyl flooring.

Living Room

19' 4" x 13' 6" (5.89m x 4.11m)

Stairs to the first floor, large fireplace, wall lights, upvc double glazed doors, upvc double glazed windows, 2 radiators and wooden flooring.

Family Bathroom

Suite comprising bath with shower over, wash hand basin and WC, heated towel radiator, upvc double glazed window and tiled flooring.

Bedroom Four / Office

8' 8" x 6' 4" (2.64m x 1.93m)

Upvc double glazed window and wooden flooring.

First Floor Landing

Eaves storage space through door, access to the loft space.

Bedroom One

11' 4" x 9' 5" (3.45m x 2.87m)

Built in wardrobe, Upvc double glazed windows and radiator.

Bedroom Two

13' 9" narrowing to 12' 2" Min x 9' 4" (4.19m narrowing to 3.71m Min x 2.84m)

Upvc double glazed window, access to the loft, radiator and carpeted flooring.

Bedroom Three

9' 4" x 9' 3" (2.84m x 2.82m)

Built in wardrobe, upvc double glazed window, radiator and carpeted flooring.

Storage Room

19' 3" x 6' 1" (5.87m x 1.85m)

Boarded out with light fitting attached to side wall. Currently used as an extra storage space by the current owners but has potential to be converted into a 5th bedroom space.

Shower Room

Suite comprising shower enclosure, hand wash basin and WC, heated towel rail, upvc double glazed window and tiled flooring.

Exterior

Large, well established rear garden is split into sections with a shingled area with remainder laid to lawn, views over fields, hedging with oil tank, large shed, gate to the front.

Garage

12' 4" x 7' 9" (3.76m x 2.36m)

Single garage with wooden double doors, power and lights, oil heating boiler, upvc personal door leading to the rear garden.



Ground Floor



First Floor

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.focalagent.com



view this property online williamhbrown.co.uk/Property/NWS108453



welcome to

Ollands Cottage, Short Lane, Happisburgh, Norwich

- NO ONWARD CHAIN!
- Character Features
- Garage and Driveway Parking
- Family Bathroom and Shower Room
- Ground Floor Bedroom Four / Office
- Generous Gardens

Tenure: Freehold EPC Rating: E

Council Tax Band: D

guide price

£475,000



Please note the marker reflects the postcode not the actual property

view this property online [williamhbrown.co.uk/Property/NWS108453](https://www.williamhbrown.co.uk/Property/NWS108453)



Property Ref:
NWS108453 - 0004

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 is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



william h brown



01692 581034



stalham@williamhbrown.co.uk



52 High Street, Stalham, NORWICH, Norfolk,
NR12 9AS



[williamhbrown.co.uk](https://www.williamhbrown.co.uk)