

OFFERS OVER

£350,000

Whimpwell Green, Happisburgh, NR12 0AJ

Arnolds | Keys









THE PROPERTY

Tilebarn Whimpwell Green, Happisburgh, NR12 0AJ

NO ONWARD CHAIN Situated in the picturesque coastal village of Happisburgh, this charming barn conversion offers spacious, versatile accommodation full of character. The property also benefits from ample off road parking, a garage, and a delightful rear garden backing onto open fields.
The accommodation comprises a welcoming entrance hall leading to a spacious yet cosy living room featuring an open fireplace, which leads into the dining room. There is also a conservatory, a generous kitchen/dining room, an additional reception room, a family bathroom, and two double bedrooms on the ground floor. Upstairs, the property offers a contemporary shower room and two further well proportioned bedrooms.

The properties proximity to the stunning North Norfolk Coast and the market town of North Walsham has made it a much loved family home, remaining off the market for 50 years.

4 2 4 F E

THE DETAILS

Property Details

ENTRANCE PORCH
Upvc door to front entrance, carpet, built in cupboard.

LIVING ROOM
Two double glazed windows to front aspect, wood burning stove, two radiators, carpet, electric storage heater. Steps down to:-

DINING ROOM
Double glazed windows and door to conservatory, carpet, radiator.

RECEPTION ROOM
Double glazed windows to side aspect, radiator, carpet.

CONSERVATORY
uPVC French doors to garden, double glazed windows all round, tile flooring.

INNER HALLWAY
Semi circle feature window, stairs to first floor, carpet, electric storage heater.

BATHROOM
Double glazed windows with obscured glass to side aspect, fitted with a four piece suite comprising corner bath with mixer tap and shower head attachment, cubicle with mains connected shower, WC, pedestal wash hand basin, tiled walls, radiator, laminate flooring.

BEDROOM FOUR
Double glazed windows to side aspect, radiator, laminate flooring.

BEDROOM ONE
Double glazed Upvc door and windows to side aspect, two radiators, carpet.

FIRST FLOOR LANDING
Velux window to rear aspect, carpet.

SHOWER ROOM
Corner shower cubicle with electric power shower, vanity unit with wash basin, obscured glass window, WC, heated towel rail, vinyl flooring.

BEDROOM THREE
Double glazed windows to rear aspect, carpet.

BEDROOM TWO
Double glazed window to side aspect, two built in wardrobes and drawer unit, carpet, radiator.

KITCHEN
Double glazed window to rear aspect, composite door to side entrance, tile floor, fitted with wooden fronted units, inset stainless steel sink and drainer, space and plumbing for washing machine and dishwasher, space for under counter fridge and chest freezer, radiator, free standing electric oven with cooker hood over, built in cupboard.

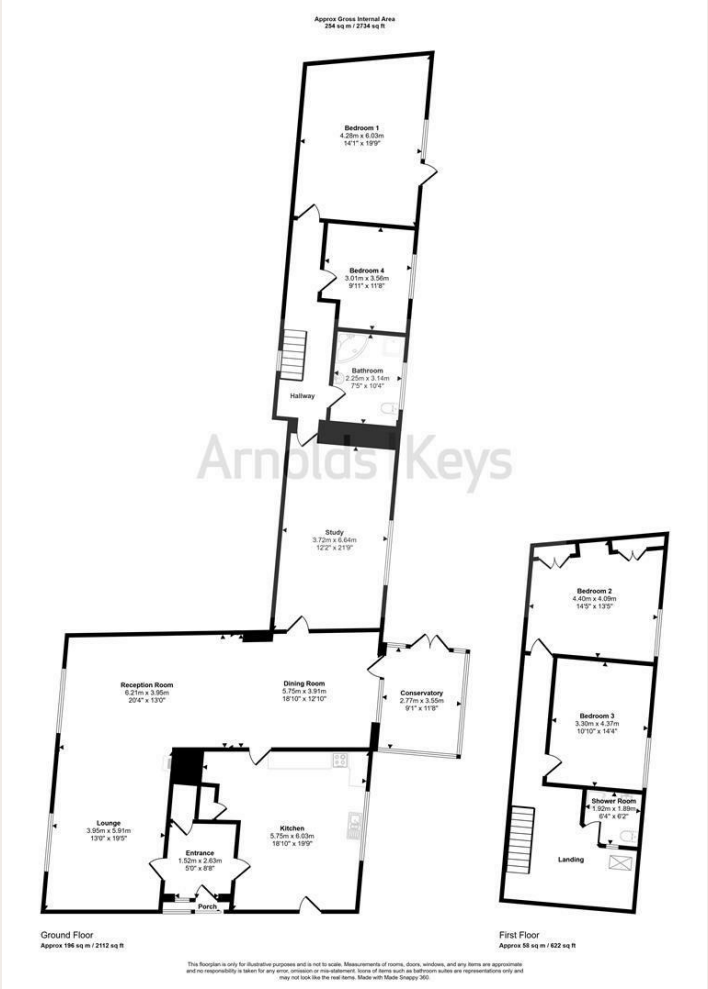
EXTERNAL
To the front the property features a shingle driveway with parking for multiple vehicles, access to the double width garage and a well maintained rear garden which is mainly laid to lawn and bordered with mature shrubs/hedging. There is also a brick built store room and a shed.

AGENTS NOTES
This property is Freehold.
Council tax band: F
Mains water and electricity.
Septic tank drainage (mains drainage available)
Oil fired central heating.



Location

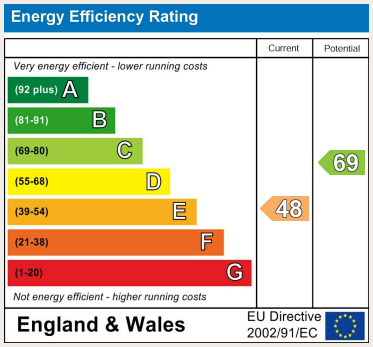
Happisburgh is a coastal village on the north east Norfolk coast, known for its iconic red and white lighthouse and wide sandy beaches. The village offers a range of amenities including a village shop, primary school, pub, café and church, while the larger market town of North Walsham, approximately 9 miles away, provides supermarkets, independent shops, healthcare facilities and a railway station with services to Norwich and Cromer. The village is well placed for exploring the Norfolk coastline, with Sea Palling around 5 miles away, Mundesley approximately 7 miles, Cromer around 17 miles and the city of Norwich approximately 20 miles to the south west.











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