



Bridgefoot, Weybourne

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Independent Estate Agents

Pointens





**Bridgefoot, Station Road, Weybourne,  
Norfolk NR25 7HE**  
Holt 2 miles, Sheringham 2 miles,  
Norwich 20 miles

Detached traditional brick and flint cottage with four bedrooms and two bathrooms, a dual aspect living room with a wood burner and vaulted ceiling. Front and rear gardens, allocated parking and a cart lodge. Bridgefoot is within easy walking distance of the village amenities and the beach.

**GUIDE PRICE £785,000**



## THE PROPERTY

The property offered for sale is a traditional brick and flint under a pantile roof cottage in the much sought after coastal village of Weybourne. Situated in a quiet location just off the centre of the village, the property offers accommodation comprising an entrance hall, a superb kitchen/dining/family room, a double aspect sitting room, utility room, shower room and fourth bedroom. On the first floor are three further bedrooms and a family bathroom. The property enjoys the benefit of oil fired central heating throughout. Outside, there are front, side and rear gardens parking and garaging.

## LOCATION

The pretty, unspoilt coastal village of Weybourne is situated on the North Norfolk coast which is designated as an Area of Outstanding Natural Beauty and is renowned for its spectacular coastline, fantastic wildlife, miles of glorious beaches, seaside communities and a beautiful hinterland of rolling countryside and picturesque market towns and villages. The village has a good range of amenities to include a recently refurbished Village Store and Café, an active village hall and the popular public house, The Ship Inn, and The Maltings Hotel. Beach Road gives access to the shingled beach and its popular clifftop walks and the coastal path. Three miles to the east is the popular seaside town of Sheringham with its extensive range of amenities and sandy beach. Three miles to the south is the Georgian market town of Holt, the centre of which comprises mainly individual shops and businesses where a friendly and personal service still remains. The town is also home to Gresham's Public Schools. The county city of Norwich is around twenty miles away from where there is a fast rail service to London (Liverpool Street) and an international airport via Schipol (Amsterdam).

## DIRECTIONS

Leave Holt via the old Cromer Road. Just after Gresham's Preparatory School turn left into Kelling Road (signposted Weybourne 3 miles). Follow this road and you will enter the village of Weybourne. Take the second right hand turning into Station Road and then turn immediately right down an unadopted gravel driveway. Bridgefoot will then be found on the left hand side.

## ACCOMMODATION

The accommodation comprises:

### Entrance Porch

Vaulted and beamed ceiling.

### Entrance Hall (15'2 x 12'6)

Staircase to first floor, solid oak flooring, two radiators.

### Kitchen/Breakfast room (25'10 x 12'5 treble aspect)

Range of cottage style fitted base units with oak worktops over. Integrated fridge/freezer. Dishwasher. Electric oven. Surface hob. Extractor hood over. Aga cooker. Inset sink unit with mixer tap. Range of matching wall units. Cupboard housing hot water cylinder. Tiled floor. French doors to the garden. Television point, radiator.

### Sitting Room (21'8 x 16' double aspect)

Vaulted and timbered ceiling. Scandinavian wood burner. Solid oak flooring, radiator, double doors leading to garden.

### Utility Room

Fitted work surface. Plumbing for automatic washing machine and space for tumble dryer. Tiled floor. Door to garden.

### Shower Room

Tiled shower cubicle with fitted shower. WC. Vanity unit with butler sink over. Tiled splashbacks and tiled floor.

### Bedroom One (12'8 x 11'2)

Cast iron fireplace with pamment hearth and Solid oak flooring. Radiator.

## First Floor Landing

leading to -

## Bedroom Two (13'1 x 11'3)

Built in cupboard, radiator.

## Bedroom Three (11'2 x 9'4)

Built in wardrobe, radiator.

## Bedroom Four (10' x 6'8)

Built in wardrobe, radiator.

## Bathroom

Tiled shower cubicle with fitted shower, panelled bath with Victorian style mixer tap, washbasin. WC. Heated towel rail.

## Curtilage

To the front of the property there is off street parking for two cars and an open fronted cart shed 16' x 8'7. The front garden is lawned with inset shrubs and trees, a garden shed and a patio. To the side of the property is a courtyard garden and to the rear is a further courtyard garden with inset flower and shrub beds, and a summer house. Outside boiler for central heating and domestic hot water. The courtyards are private and fully enclosed.

See all our properties at:



## General Information

**Tenure:** Freehold.

**Council Tax Band:** Band E.

**Services:** Mains water, electricity and drainage.

**Local Authority:** North Norfolk District Council Tel: 01263 513811.

**Viewing:** Strictly via the sole agent, Pointens Estate Agents, Tel: 01263 711880.

**Energy Performance Certificate:** Band D.

**Ref No:** H313481.

## Important Notice

Messrs. Pointens for themselves and for the Vendors or Lessors of this property whose Agents they are, give notice that:

These particulars have been prepared in accordance with the Property Misdescriptions Act 1991 and they are intended to give a fair and substantially correct general description of the property for the guidance of intending purchasers, and they do not constitute part of an offer or contract.

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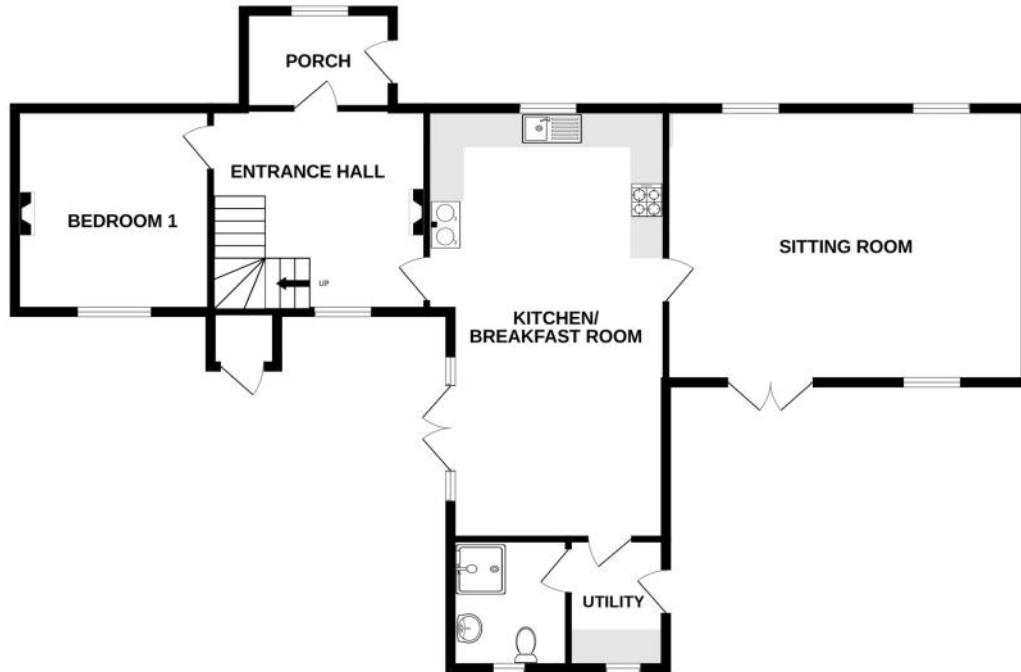
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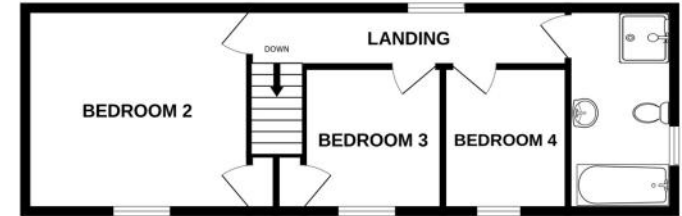
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GROUND FLOOR  
1102 sq.ft. (102.4 sq.m.) approx.



1ST FLOOR  
448 sq.ft. (41.6 sq.m.) approx.



BRIDGEFOOT, STATION ROAD, WEYBOURNE, NORFOLK NR25 7HB

TOTAL FLOOR AREA : 1550 sq.ft. (144.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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