



38A HIGH STREET

Mundesley, NR11 8LH

£300,000

Freehold

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Mundesley
NR11 8LH

- Former bakery with a fascinating history
- Versatile accommodation arranged across several levels
- Annexe providing additional independent living space
- First-floor flat with its own self-contained layout
- Basement previously used as a music studio
- Potential to create three separate apartments, subject to the necessary consents
- Opportunity to reconfigure as one substantial home
- Scope for improvement and individualisation





Situated along High Street in the popular coastal village of Mundesley, this intriguing property offers an opportunity to make the most of village life, with the beautiful North Norfolk coastline close at hand. Mundesley is well regarded for its sandy beach, coastal walks & welcoming community, with everyday amenities & local places to eat & drink adding to its appeal. Whether envisaged as a distinctive home, a multi-generational residence or an investment project, the setting provides an appealing starting point for a property with plenty of possibilities.

Once home to a bakery, the property has evolved into an unusually versatile arrangement of living spaces. Alongside the main accommodation, part of the former bakery has been converted into an annexe, while the first floor is arranged as a self-contained flat, offering a degree of independence from the remainder of the building. The basement, meanwhile, was previously used as a music studio, presenting further scope for a variety of uses. The property would now benefit from improvements, giving a new owner the opportunity to reconsider the layout & make the accommodation their own. There is potential to explore formally separating the building into three apartments, subject to the necessary planning, building regulations and other relevant consents, or alternatively to open the spaces back up to create one more cohesive and substantial home.

The real attraction here lies in the flexibility & possibilities on offer. The existing arrangement lends itself to those seeking accommodation for extended family, a home with independent guest space or a project with longer-term investment potential. Equally, bringing the various areas together could create a more individual & characterful residence, shaped around modern living while retaining a connection to the building's former life. With imagination, careful planning & the right improvements, this is a property that offers far more than first meets the eye. A former bakery with a story to tell and exciting potential for the next chapter.









Services connected: Mains water, electricity, gas & drainage.

Council Tax: Band D.

Energy Efficiency Rating: E.

Tenure: Freehold.

Location: What3words – ///scarf.arts.theory

15 West Street, Cromer, Norfolk, NR27 9HZ

01263 511111 • hello@henleyshomes.co.uk • henleyshomes.co.uk

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