



GUIDE PRICE

£425,000

Whimpwell Green, Happisburgh, NR12 0AJ

Arnolds | Keys



THE PROPERTY

Tilebarn Whimwell 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



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4



F



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.

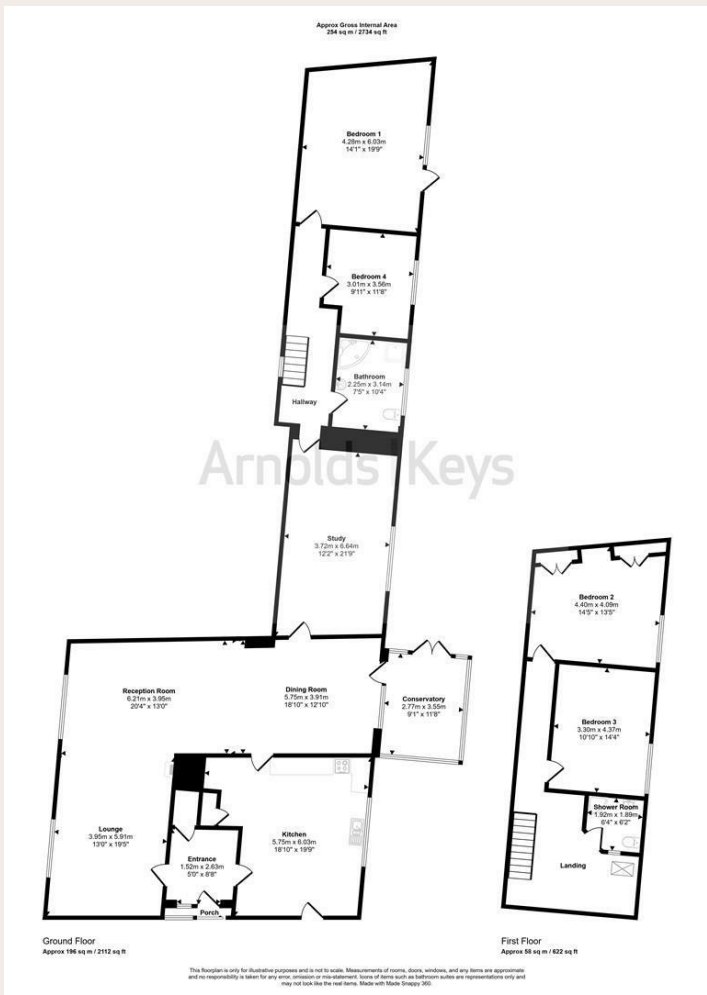
Drainage via a septic tank.

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.



Contact Us

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate, for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon, and potential buyers are advised to recheck the measurements. Appliances will not have been tested in all cases and we cannot confirm they are in working order. Arnolds Keys from time to time, recommends conveyancing services. Should you decide to use them we could receive a referral fee of up to £210. Arnolds Keys recommend Yellow Brick ?YB? to sellers and buyer for mortgage advice. Should you decide to use YB we could receive a referral fee of £250