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7 The Paddock, Happisburgh, Norfolk, NR12 0QB

A spacious detached bungalow with a separate one-bedroom annexe, occupying a sought-after position along the North Norfolk coast in the peaceful seaside village of Happisburgh. Renowned for its iconic red-and-white lighthouse and historic church, Happisburgh combines coastal character with a welcoming village community and excellent access to the surrounding countryside and beautiful sandy beaches. The village provides a useful range of amenities including a primary school, village shop and post office, The Hill House Inn, cricket club and parish church, while the wider towns of Stalham and North Walsham offer a broader selection of shops, services and facilities.

Set back from the road and well screened by established natural hedging, the property is approached via a private driveway leading to the rear, where there is ample off-road parking and access to a detached garage. Currently used as a garden social space, the garage could readily be adapted back to its original purpose. The grounds also include a neatly maintained lawn and timber storage shed.

Inside, the bungalow is well presented and offers a versatile arrangement of accommodation. An entrance hallway provides access to two bedrooms, a study/additional bedroom and a family bathroom with bath and separate shower. At the heart of the home is a generous lounge leading through to an impressive open-plan kitchen, dining and family room, featuring attractive arched windows and double doors opening onto the garden. A further two bedrooms complete the main accommodation, including a generous principal bedroom with dressing room and en-suite shower room. The separate one-bedroom annexe provides valuable additional space and could suit a variety of uses, including independent accommodation for family or guests, a home office, hobby room, gym or additional living space, subject to any necessary consents.

The larger market towns of Stalham and North Walsham are within easy reach, providing an extensive range of everyday amenities. North Walsham also benefits from a railway station with direct services to Norwich and onward connections to London. Combining generous and versatile accommodation, a self-contained annexe and an enviable coastal setting, this is an excellent opportunity to enjoy the relaxed lifestyle of North Norfolk without compromising on convenience.



Detached



Bungalow



Older



2 Bathrooms



2 Receptions



5 Bedrooms



Tax Band C



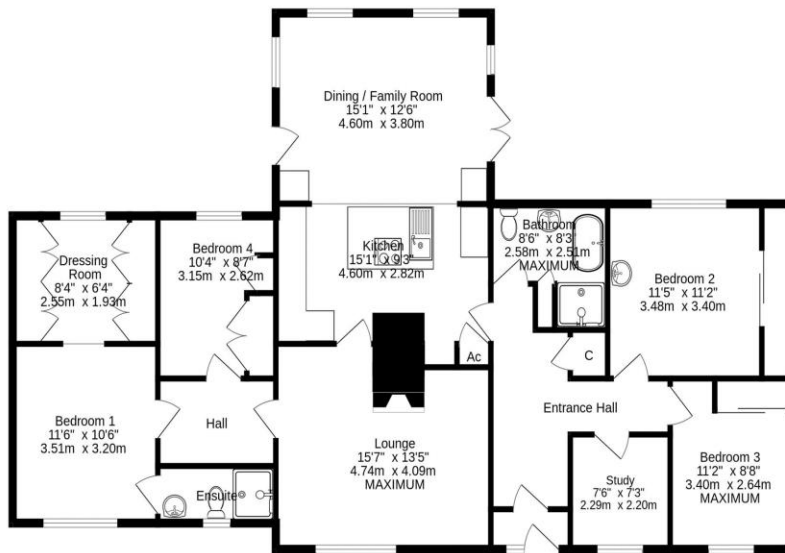
Off-Road
Parking



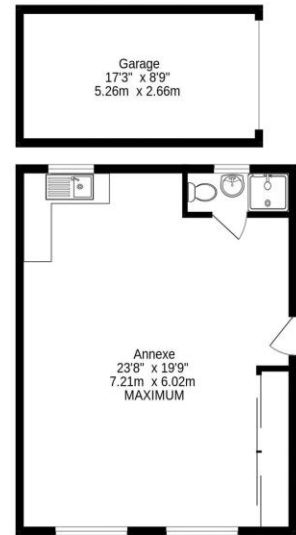
Garage



Ground Floor
1393 sq.ft. (129.4 sq.m.) approx.



Garage & Annexe
618 sq.ft. (57.4 sq.m.) approx.



TOTAL FLOOR AREA : 2010 sq.ft. (186.8 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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74 C
55-68	D		
39-54	E	46 E	
21-38	F		
1-20	G		

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