



The Granary, Blacksmiths Lane

Happisburgh, Norwich, NR12 0QY

- End Terrace Two Bedroom Cottage
- Sought After Location With Rural Views
- On The Coastal Path
- Offered with No Onward Chain

£290,000

EPC Rating 'TBC'





Property Description

Charming end-of-terrace cottage, offering characterful living with attractive field views to the front. This well-proportioned home features two spacious double bedrooms

The property benefits from a good-sized lounge, providing a comfortable and versatile living area. To the rear, there is a garden area offering outdoor space to enjoy, although it is open and cannot be fenced, enhancing the rural feel of the setting.

Parking is available via a garage, providing secure off-road parking.

LOCATION

The coastal village of Happisburgh, famous for its distinctive lighthouse, has local facilities including a primary school, public house and church. More extensive facilities can be found in the market towns of North Walsham and Stalham (6 miles and 4 miles away respectively), including shopping facilities, all levels of school and public transport into the city of Norwich.



ACCOMMODATION

Panelled uPvc front door leading to:

RECEPTION HALL

11' 9" x 8' 4" (3.58m x 2.54m) Electric radiator, coved and textured ceiling, four uPvc double glazed windows, pendant light.

KITCHEN

10' 11" x 14' 5" (3.33m x 4.39m) Wooden panelled wall and base units, wooden edge worktop with tiled splash back, stainless single sink with mixer tap, night storage heaters, breakfast bar, uPvc double glazed window.



LOBBY

Electric radiator, carpeted, stairs to the first floor, wooden door to rear porch glass panelled door to kitchen. Textured ceiling.

LIVING ROOM

18' 11" x 14' 5" (5.77m x 4.39m) Carpeted, coved and textured ceiling, wood burner, wall lighting tv point, two night storage heaters, wooden panelled glass French doors to access, two uPvc double glazed windows.

REAR PORCH

8'10" x 4'0" (2.69m x 1.22m) Wooden windows, uPvc panelled door to the rear garden, exposed brick flooring, textured ceiling, wall mounted light .



UPSTAIRS HALLWAY

Carpeted, loft access, airing cupboard with slatted storage, two night storage heaters, two uPvc double glazed windows , textured ceiling, doors accessing bedrooms and bathroom.

BEDROOM 1

9'11" x 14'3" (3.02m x 4.34m) Textured ceiling, carpet, uPvc double glazed window, sink with mixer tap, panelled heater, wall lighting, traditional cottage style wooden door, mirror with light.



BEDROOM 2

9'0" x 10'5" (2.74m x 3.18m) uPvc double glazed window, vanity sink with mixer tap and tiled splashback, electric panelled heater, coved and textured ceiling, pendant light.

BATHROOM

7'9" x 7'0" (2.36m x 2.13m) Carpeted, vanity sink with mixer tap and tiled splashback, with light up mirror, frosted glass UpVc double glazed window, close coupled wc, L-shaped shower bath, with splashback surround, cottage style wooden door.



OUTSIDE

The front garden boasts mature, established planting including large evergreen shrubs, providing year-round greenery and privacy, alongside a curved stone pathway leading to the entrance. All parking is conveniently located within the spacious double garage. To the rear, you'll find a paved patio, complemented by attractive raised flowerbeds and a shingled seating area for relaxing. Please note that fencing is not permitted along the rear boundary.

REFERRALS

Acorn Properties are pleased to recommend a variety of local businesses to our customers.

In most instances, these recommendations are made with no financial benefit to Acorn Properties.

However, if we refer our clients to our trusted local Solicitors, Surveyors or Financial Services, Acorn Properties may receive a 'referral fee' from these local businesses.

If a referral to our trusted local solicitors is successful, Acorn Properties receive a referral fee of £100 - £180 following the successful completion of the relevant sale or purchase. There is no obligation for any of our clients to use our recommended solicitors, but we find the existing relationships we have with these firms can be beneficial to all parties.

For each successful Financial Services referral Acorn Properties will receive an introducer's fee which is between 25 – 30% of the net initial commission/broker fee received by the advisor. There is no obligation for our clients to use our recommended mortgage services.

For each successful Surveyors referral Acorn Properties will receive a fee of between £30 and £100. There is no obligation for our clients to use our recommended Surveyors.





Viewings

By arrangement with the agents, Acorn Properties

☎ 01692 402019

Services

[insert text here]

Tenure

Freehold

Possession

Vacant possession on completion

Council Tax Band

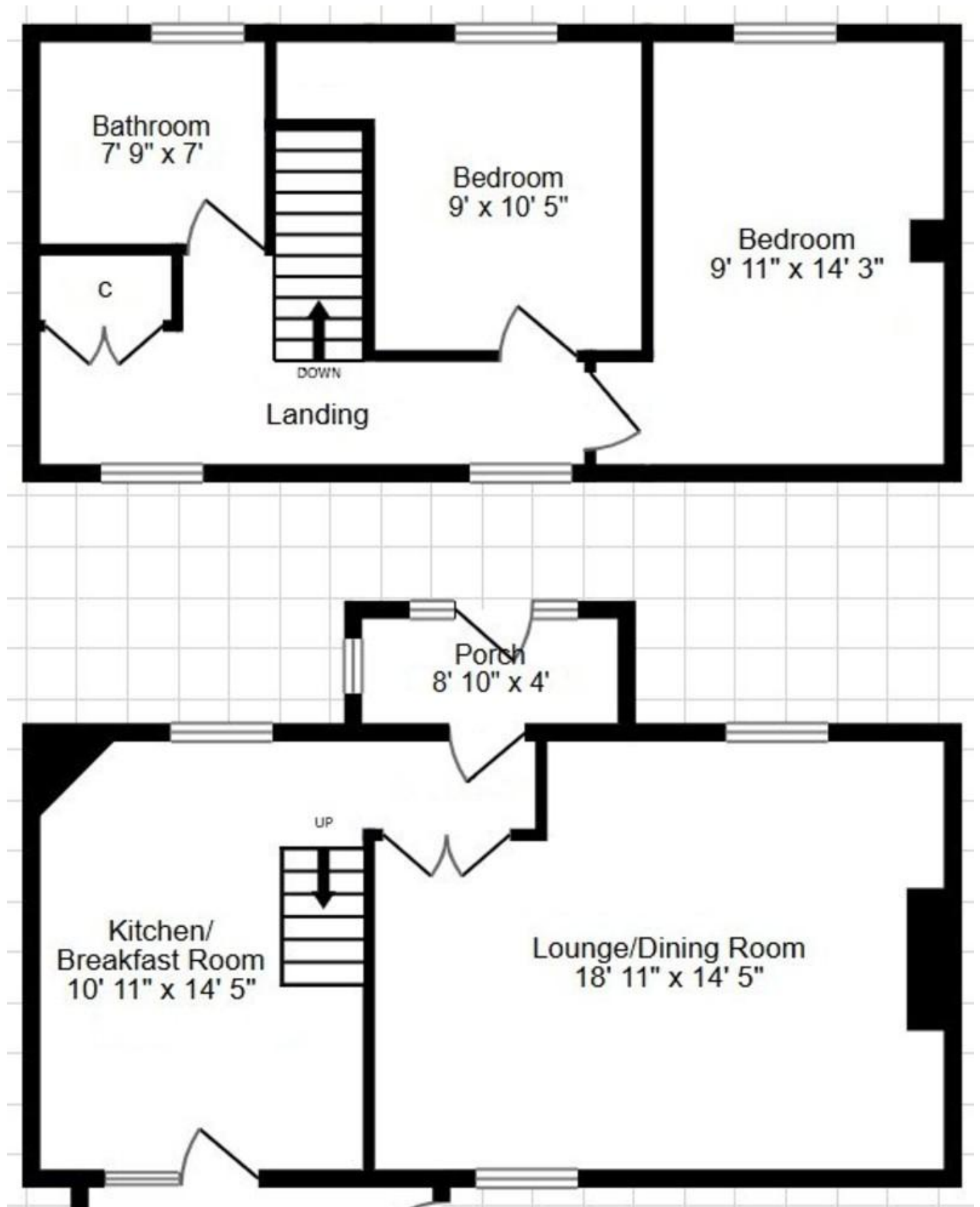
Band C

Directions

From North Walsham head out on the Happisburgh Road and follow this through white Horse Common. Carry on past Bacton woods and through the village of Ridlington. At the crossroads continue straight over and follow the road until you reach the sharp right-hand bend and a junction with signpost on the left to Blacksmiths Lane. Take this left hand turning and slightly up this road you will reach a right hand turn with an unmade road to the left, take the left hand turn the property will be a short way down on the left hand side.

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Floor Plan (Not to scale and intended as an approximate guide to room layout only)



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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance only. Whilst every care has been taken to ensure their accuracy, they should not be relied upon solely and potential buyers are advised to check specific measurements as necessary.