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Larchwood House  
Renwick Park West  
West Runton



A BEAUTIFUL, DETACHED RESIDENCE IN AN ELEVATED POSITION IN THE POPULAR NORTH NORFOLK VILLAGE OF WEST RUNTON

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**Larchwood House, 54 Renwick Park West, West Runton, Norfolk NR27 9LX**

#### RECEPTION HALLWAY

Quality engineered Oak flooring offers access to the bathroom, utility room, the three ground floor bedrooms and two useful storage cupboards. Stairs rise to the first floor accommodation.

#### BATHROOM

A modern suite comprising: - a low level WC, wash hand basin with storage underneath and a bath with a wall mounted shower above. In addition, there is a heated towel rail, a window to the side aspect and tiling to the floor.

#### UTILITY ROOM

Oak flooring, plumbing for washing machine and access to a cupboard housing the hot water cylinder.

#### BEDROOM

A double bedroom with dual aspect windows, wall mounted radiator, access to a walk-in wardrobe and an en-suite shower room.

#### EN-SUITE

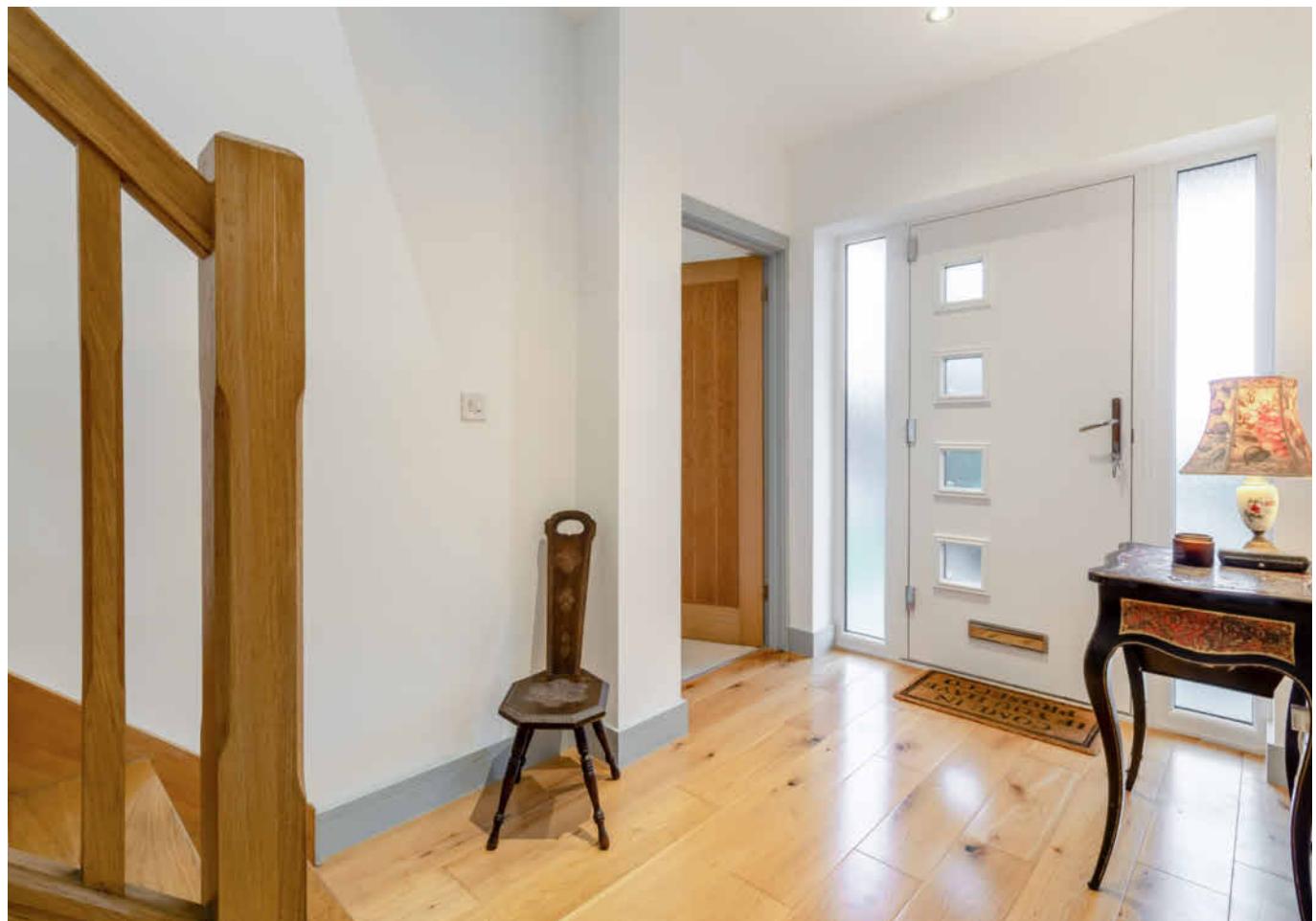
A fully tiled suite comprising:- low level WC, wash hand basin with storage underneath, walk in shower cubicle, window to rear aspect.

#### BEDROOM

A double bedroom with a wall mounted radiator and dual aspect windows.

#### BEDROOM/STUDY

Window to the front aspect and wall mounted radiator. For those that require a study, this space works well.





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### SITTING ROOM

This space was designed to allow for maximum light entering the room. The ceiling is vaulted and to the rear, bifolding doors open the width of the room with a triangular window above. There is a floor to ceiling window to one aspect of the room and two smaller windows to the other. The flooring is made from engineered Oak and a feature wood burning stove is positioned in the corner.

### DINING ROOM

Oak flooring, access to the first-floor bedroom, cloakroom, kitchen and sitting room. Staircase leading to the ground floor.

### KITCHEN

A re-fitted kitchen in 2024 when the reconfiguration of the home took place. Another room designed to maximise light with dual aspect windows, a vaulted ceiling and a Velux window. Far reaching views towards the coast from the front aspect with a drainer sink unit underneath. A range of base and eye level units provide storage, Quartz work surfaces, breakfast bar, a built-in dishwasher and a Cuisinemaster range cooker.

### BEDROOM

A recent addition to the home. A double bedroom with two windows to the front aspect, a wall mounted radiator, vaulted ceiling, built in large storage cupboard and access to the en-suite shower room.

### EN-SUITE

A modern suite comprising: - low level WC, wash hand basin with storage underneath, walk In shower cubicle, tiled flooring and a window to the side aspect.

### CLOAKROOM

Low level WC, wash hand basin.



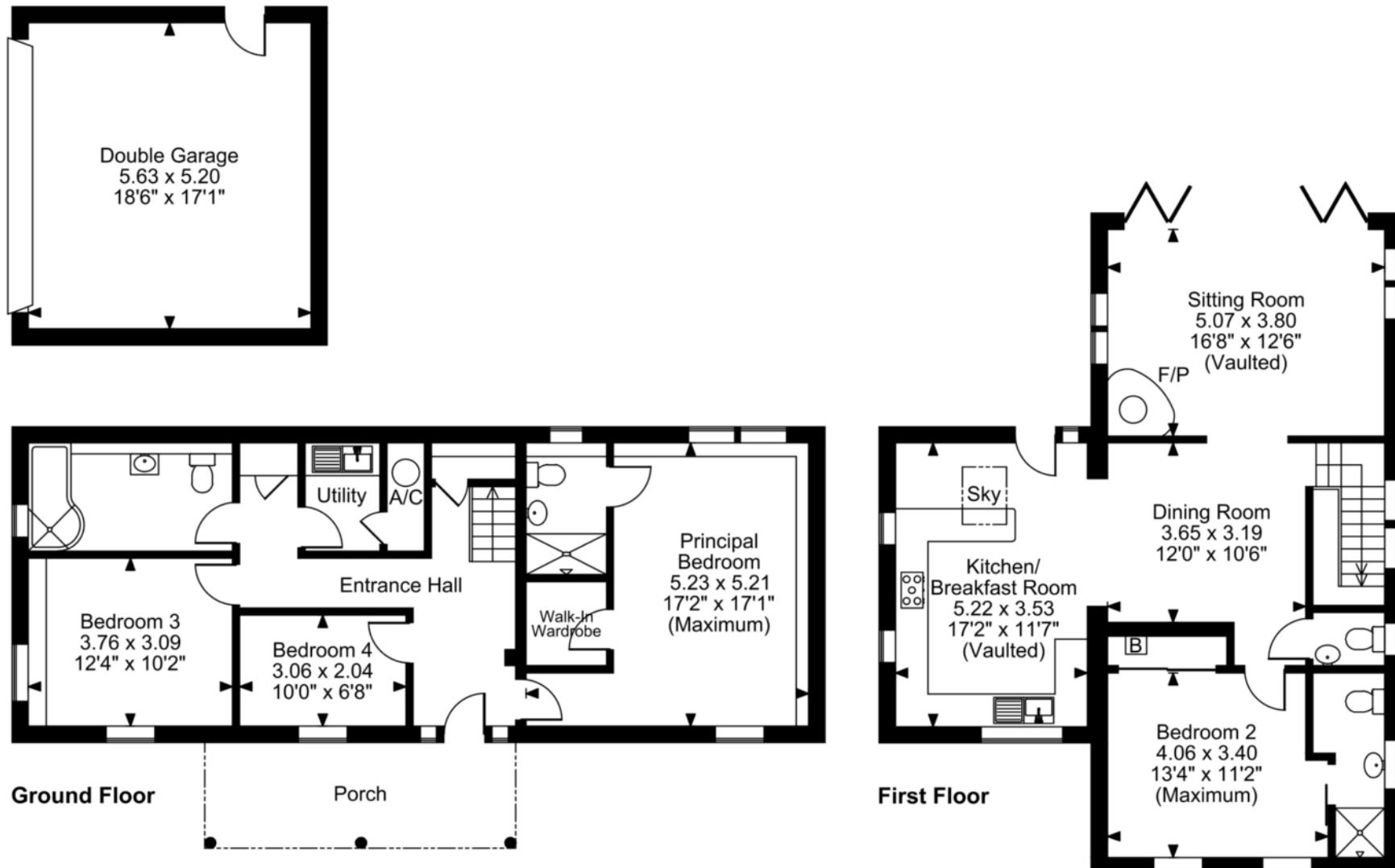


## EXTERNAL

To the front of the property is an extensive gravelled driveway providing plenty of space for several vehicles and giving access to a detached double garage with up and over door, power, light and part glazed door leading to the side. There is also a cold-water supply to the side of the garage and outside lighting on a sensor to the front. The rear of the home offers a privacy with an area mainly laid to lawn with flower beds enclosed with railways sleepers. There are two seating area. One a wooden decked area immediately accessed via the kitchen and a paved patio area to the rear of the sitting room. In addition, there is a timber framed summer house.



**Larchwood House, Renwick Park West, West Runton, Cromer, Norfolk**



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The position & size of doors, windows, appliances and other features are approximate only.

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£750,000

The property is of traditional brick and block construction with larch cladding and slate roof. The home occupies a peaceful and elevated position backing National

Trust woodland with panoramic views to the front towards the coast. Cleverly designed to maximise these views, the traditional layout has been reversed so the bedroom accommodation is on the ground floor and the living on the first. Built in

2017 with three bedrooms, the present owners have transformed the accommodation to add a fourth bedroom (with an en-suite shower room) and re-

configured where the kitchen is positioned. The home backs National Trust woodland and the well-proportioned rear garden offers a private setting. The ground floor accommodation comprises:- reception hallway leading to three of the four bedrooms, a bathroom and utility room. For those that require a home office,

one of the ground floor bedrooms works well. To the first floor is the fourth bedroom with an en-suite shower room, cloakroom, a sitting room, dining room and a modern kitchen with far reaching views towards the coast. To the exterior, there is ample parking, a detached double garage with electric up and over doors and a rear garden that offers privacy. Sold with no onward chain.

## Location

Location West Runton is an attractive and popular village on the North Norfolk coast, nestling between the National Trust woodland of Roman Camp and the sea just 2 miles from the coastal towns of Sheringham and Cromer. This thriving village has good shopping facilities for day to day needs as well as restaurants, public house, post office, the Links Hotel & Golf Course, church and very popular beach.

The village has good transport links with a regular train service and regular bus service along the A149 to Cromer onto Norwich and other nearby towns. Nearby

Sheringham has a wealth of amenities including schools for all ages, doctors and dentist, library, theatre, leisure centre, Tesco supermarket and a wide variety of independent shops.

EPC Rating: C

Council Tax Band: E



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