



INTRODUCING

# 12 Weybourne Hall Park

*Weybourne, Norfolk*

# SOWERBYS



THE STORY OF

# 12 Weybourne Hall Park

Weybourne, Norfolk  
NR25 7EX

Ideal Coastal Retreat or  
Holiday Let Investment

Popular North Norfolk  
Coastal Village Location

Luxurious Fully Furnished  
Holiday Lodge with Sea Views

Ready For Immediate  
Occupation

Two Bedrooms, with En-  
Suite Shower Room to  
Principal Bedroom

Raised Sun Decking Area

UPVC Double Glazing  
Throughout

Stylish Open Plan Living  
Accommodation

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Set within the heart of one of North Norfolk's most popular coastal villages, this beautifully presented holiday lodge offers an exceptional opportunity to enjoy relaxed coastal living in a peaceful and picturesque setting. Offered for sale fully furnished, including kitchen equipment, carpets, blinds and fittings, the property is ready for immediate occupation or continued use as a successful holiday retreat.

Occupying an attractive position with a delightful sun deck and surrounding garden areas, the lodge has been thoughtfully designed to provide stylish yet practical accommodation throughout. At the centre of the home is a light-filled open plan reception space, seamlessly combining sitting and dining areas with a well-appointed fitted kitchen, creating an ideal environment for both entertaining and everyday living. Large windows and glazed doors frame sea views and allow natural light to pour in while also connecting the interior with the outdoor decking area.

An inner hallway leads to the sleeping accommodation, including a generous principal bedroom with built-in wardrobes and a contemporary en suite shower room. A further double bedroom is served by a modern family bathroom, making the layout equally suited to couples, families or visiting guests.

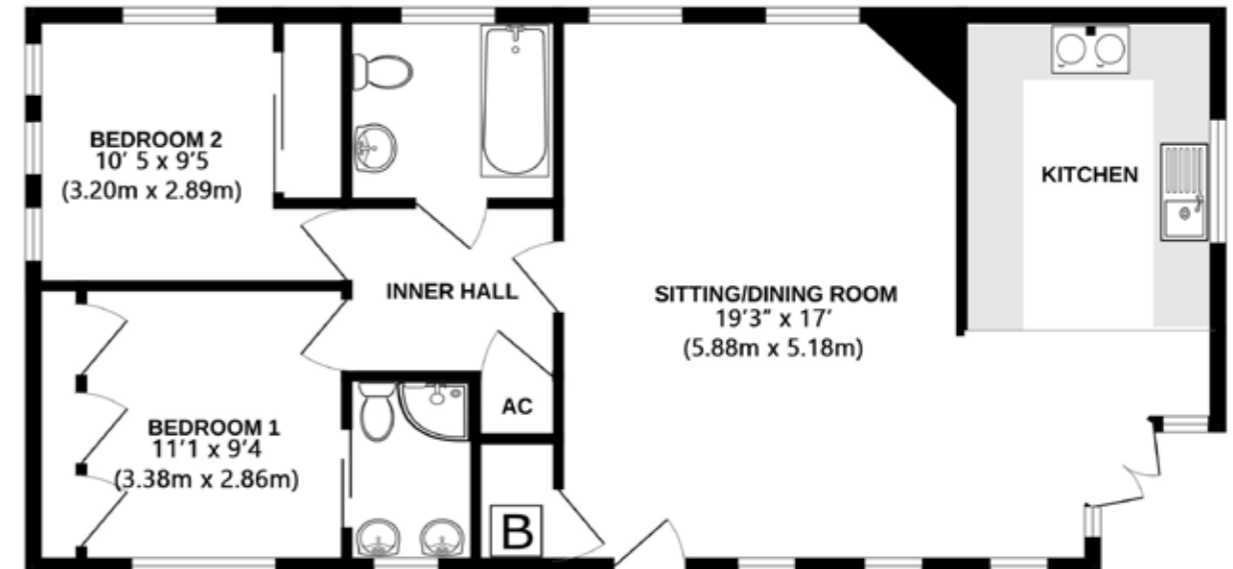
The property also benefits from UPVC sealed unit double glazing throughout together with LPG central heating, ensuring year-round comfort. Outside, the raised decking area provides the perfect spot for al fresco dining or unwinding after a day exploring the coastline, while additional features include a lockable storage unit and allocated off-street parking for two vehicles.

Altogether, this is a superbly equipped and effortlessly stylish coastal retreat in a highly desirable North Norfolk location.





**GROUND FLOOR**  
785 sq.ft. (72.9 sq.m.) approx.



12 WEYBOURNE HALL PARK, WEYBOURNE, NR25 7EX  
TOTAL FLOOR AREA: 785 sq.ft. (72.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floor plan 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 or tenant. 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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# Weybourne

WHERE HISTORY AND NATURE MEET

Just three miles west of Sheringham, Weybourne is familiar to many as a stop on The Poppy Line steam railway, which is a magnificent way to arrive at this unspoilt coastal village. You might spot pretty Weybourne Windmill as you ride the line, which local legend says once signalled to smugglers with the turn of its sails whether the coast was clear to land.

The mill was later home to Mr and Mrs Dodds who were arrested as spies during World War II, after police spotted the couple using the windmill to signal out to sea and discovered a radio transmitter. East Anglia's proximity to Europe meant it played a key role in the war effort and a secret World War II military site to the left of the village, Weybourne Camp, which was visited by Churchill is now home to the Muckleburgh Collection, one of the UK's largest privately owned displays of guns and military vehicles.

Following Station Road, turn into Church Street where the medieval All Saints Church sits, and behind it Weybourne Priory, once home to Augustine monks. Further along is The Ship Inn, a traditional village pub which has been serving locals since the 1800s. Enjoy one of its wide selection of local ales and artisan gins as you enjoy seafood freshly caught just footsteps away. If you follow Beach Lane down to the coastline, you might see the boats which fish the waters for their catch.

Take the coastal path west towards pretty Cley and Salthouse Marshes or head east back to Sheringham. Surrounded by fields, woodland and heathland in an Area of Outstanding Natural Beauty, with its village shop, tea room, many traditional cottages and period homes this is a wonderful place to call home.



## Note from the Vendor



“A contemporary coastal haven offering comfort and convenience all year round.”



### SERVICES CONNECTED

Mains water, electricity and drainage. Gas fired central heating.

### ENERGY EFFICIENCY RATING

An Energy Performance Certificate is not required for this property due to it being a park home.

### TENURE

Leasehold.

### LOCATION

What3words: ///

### AGENT'S NOTE

A new 25 year licence will be issued for the new owner. The property can be used all year round but may not be a permanent dwelling. The maximum stay is 28 days out of 36. The current pitch fee is now £4340.00 + vat per annum, this includes landscaping of the grounds.

These particulars and measurements whilst believed to be accurate, are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give representation or warranty in respect of the property.

# SOWERBYS

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