



MILL END

Beach Lane, Weybourne, Norfolk, NR25 7SR
Guide Price £450,000





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DESCRIPTION

Mill End is a unique and stylishly renovated two bedroom cottage, just a short walk from the beach and village amenities. Originally part of the small complex of mill buildings, it is the perfect place to unwind, just two minute's walk from the beach and with the sound of the old mill race 'Beck Stream' running through the garden.

An upside down house with two double bedrooms and a bathroom on the ground and an open plan living space on the first floor with stunning views of the garden.

The interior has been thoughtfully decorated and styled throughout. The entrance hall is inviting drawing the eye up to the first floor, with cosy bedrooms and the family bathroom on the ground floor.

Both double bedrooms have built in wardrobes and windows to the side and front overlooking the garden. The bathroom has a traditional bath with a shower over, a loo and hand wash basin.

The open plan living space is flooded with light and has a sitting area at one end with a glass door leading out to the decked balcony and a kitchen and dining area at the other. The sitting room has ample space for a comfortable sofa and armchair to cosy up on in front of a wood burning stove. The glass door leads out onto the decked balcony, offering fabulous views of the garden below. The kitchen is well equipped with fitted units, a single oven, under counter fridge, slimline dishwasher, wine fridge, washing machine and plenty of workspace for cooking with space for a dining table and chairs.

OUTSIDE

Mill End is accessed by a gate and over a bridge, with the original mill stream running beneath, leading to the garden with a raised terrace, part laid to lawn and part paved. During the warmer months, there is plenty of space for al fresco dining in the garden and also the first floor decked balcony, which offers lovely views of the garden and out towards the coast with space for comfortable seating / dining furniture.

Adjacent to Mill End, there are two allocated parking spaces (tandem).



HOLIDAY LET OPPORTUNITY

Holiday Let Income: From £742 to £1260 per week

Holiday Let Occupancy: c 20 weeks

Sleeping: 4 in 2 bedrooms

Mill End is being offered to guests as a holiday let by the current owners. It has a wonderful pedigree with previous owners as a successful holiday let and with the new stylish interior finishes, is already proving popular with holiday makers this season.

The cottage could be available as a turnkey, by separate negotiation, to enable a seamless transition of ownership, if holiday letting is of interest.

LOCATION

Weybourne is a picture perfect old fishing village situated in an Area of Outstanding Natural Beauty on the north Norfolk Coast. The village is bursting with winding roads and brick and flint cottages, many dating back to the 17th century. Weybourne has a quiet shingle beach with a backdrop of cliffs leading to Sheringham in one direction and Blakeney Point in the other.

Surrounded by fields, woodland and heathland, the area is perfect for walking and enjoying both the countryside and the coast. If walking isn't your thing you can also enjoy the North Norfolk Railway (the 'Poppyline'), a preserved steam railway connecting the towns of Sheringham and Holt, passing through Weybourne Station.

The Ship is a very popular gastro pub, located in the centre of the village. It is popular with both locals and visitors alike and serves very good food and drink. There is also a charming village store / coffee shop, which stocks essentials, serves lovely coffee and freshly prepared snacks - perfect for when you are just back from the beach.

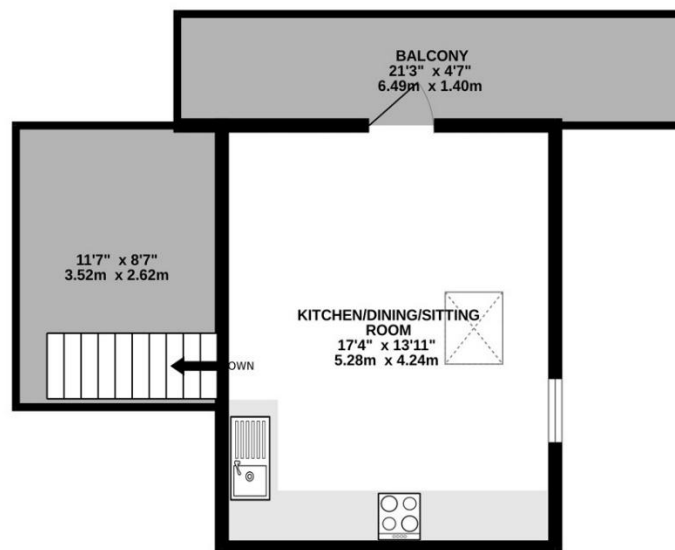
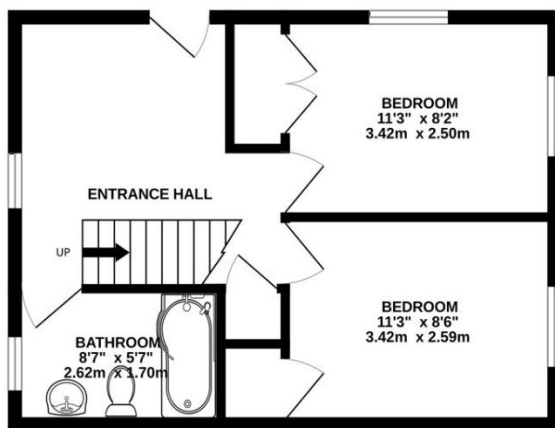
With no more than 600 people living here, there is a real sense of a local community and with so much to do and see at Weybourne, it really is a superb holiday destination at any time of the year.

Weybourne is just under 4 miles from the bustling Georgian town of Holt and 3 miles from the seaside town of Sheringham. There are supermarkets, schools, lovely restaurants, shops, schools and doctor surgeries all nearby.

Agents Note: Mill End is within the Low to Medium Flood Risk Area designated by the Land Registry. There has been no flooding in the area since 2010.







MILL END, WEYBOURNE

TOTAL FLOOR AREA: 617 sq.ft. (57.3 sq.m) approx

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Score	Energy rating	Current	Potential
92+	A		92 A
81-91	B		
69-80	C		
55-68	D		
39-54	E	49 E	
21-38	F		
1-20	G		

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