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Kite House, Lighthouse Lane, Happisburgh, Norfolk, NR12 0QA

A detached family home offered with no onward chain, providing spacious and versatile accommodation and an exciting opportunity for a new owner to personalise and make it their own. Occupying a sought-after position along the North Norfolk coast in the peaceful seaside village of Happisburgh, the property is ideally placed for enjoying the very best of coastal and countryside living.

Famous for its iconic red-and-white lighthouse, traditional thatched buildings and welcoming village pub, Happisburgh offers a charming coastal lifestyle, surrounded by beautiful countryside and coastline, with a dog-friendly beach and spectacular cliff-top walks close at hand. The Norfolk Broads and wider North Norfolk coastline are within easy reach, offering an enviable choice of sandy beaches, picturesque villages, nature reserves, attractions and places to eat. The village itself provides a useful range of amenities, including a primary school, The Hill House Inn, cricket club and parish church.

Set back from the road, the property is approached via a hardstanding driveway providing ample off-road parking and access to a double garage/workshop. To the rear, a paved terrace extends onto a neatly maintained lawned garden, attractively bordered by mature shrubs and established trees, creating a pleasant and private outdoor space.

Internally, the property is well presented throughout and offers a flexible layout suited to modern family life. An enclosed porch leads into the entrance hallway, with access to a kitchen/dining room and adjoining utility room, a versatile snug opening into a conservatory, a separate study and a comfortable family lounge featuring an attractive fireplace. To the first floor are four bedrooms and a family bathroom, with two of the bedrooms benefiting from built-in storage.

The larger market towns of Stalham and North Walsham are both within easy reach, providing an extensive range of shopping, leisure and everyday amenities. North Walsham also benefits from a railway station offering direct services to Norwich, with onward connections to London, making this an appealing location for those seeking a coastal lifestyle without sacrificing accessibility.



Detached



House



Older



1 Bathroom
1 Cloakroom



4 Receptions



4 bedrooms



Tax Band E



Off-Road
Parking



Double
Garage


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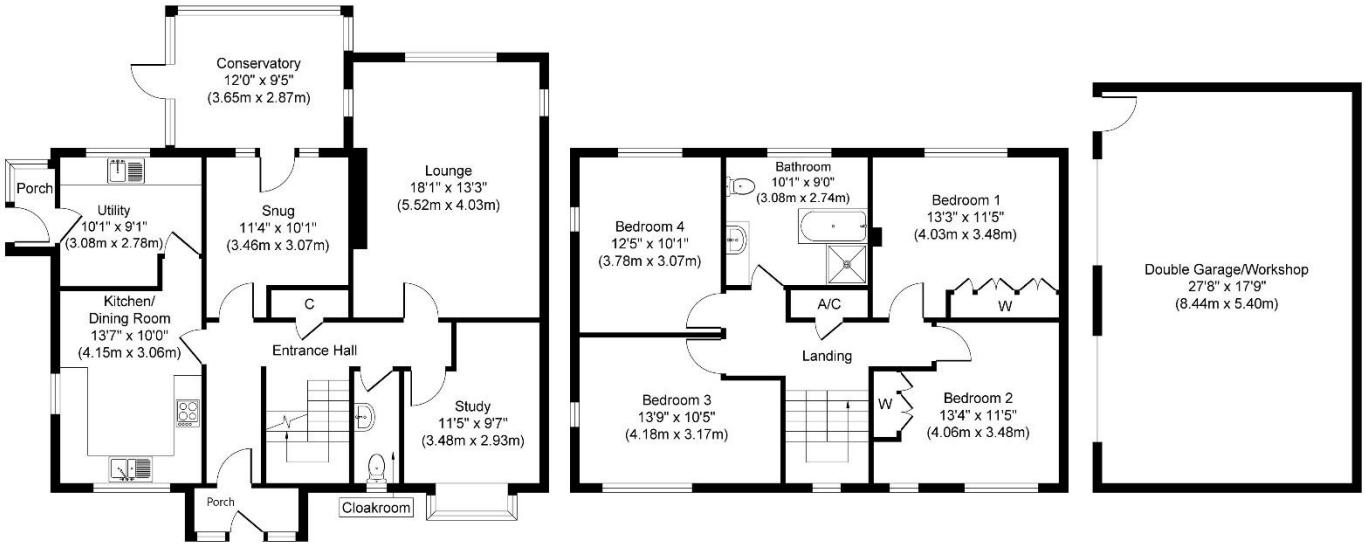

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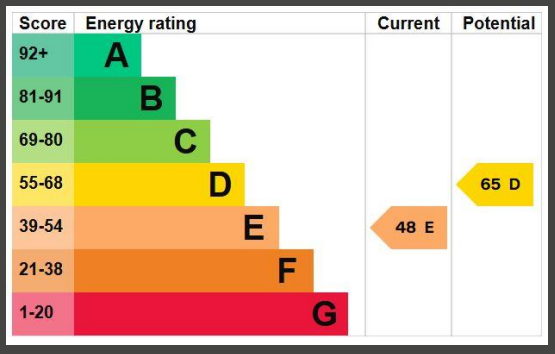


Ground Floor
Approximate Floor Area
1042 sq. ft
(96.76 sq. m)

First Floor
Approximate Floor Area
784 sq. ft
(72.83 sq. m)

Garage
Approximate Floor Area
491 sq. ft
(45.57 sq. m)

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.The measurements should not be relied upon for valuation, transaction and/or funding purposes 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.



Stobart & Hurrell
Horning Road West, Hoveton, Norfolk NR12 8QJ

www.stobarthurrell.co.uk
enquiries@stobarthurrell.co.uk
01603 782 782

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