



THE STORY OF
Fairholme

West Runton, Norfolk

SOWERBYS



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Fairholme

The Hurn, West Runton, Norfolk
NR27 9QS

Impressive Period Home in the
Heart of West Runton

Highly Desirable Position on the Popular Hurn

Successful Holiday Let with Excellent
Lifestyle and Investment Potential

Spacious Accommodation
Arranged Over Three Floors

Elegant Sitting Room with Bay
Window and Feature Fireplace

Contemporary Open-Plan
Kitchen and Dining Room

Six Well-Proportioned Bedrooms and Three
Bathrooms, Including an En-Suite

Delightful Sea Views from the
First-Floor Front Elevation

Attractive Front and Rear Courtyard
Gardens for Relaxing and Entertaining

Moments From the Beach, Village
Amenities and The North Norfolk Coast

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Combining character, generous living space and exceptional versatility, the property also boasts a successful track record as a holiday let, making it equally appealing as a permanent home, second residence or investment opportunity.

The elegant ground floor is centred around a superb front reception room, where a striking feature fireplace, high ceilings and a beautiful bay window create a wonderfully welcoming space to relax and entertain. To the rear, the home opens into a contemporary kitchen and dining room, thoughtfully designed with modern cabinetry and ample space for family meals and social occasions. Beyond lies a practical rear porch, a ground floor WC and direct access to the enclosed rear courtyard garden.

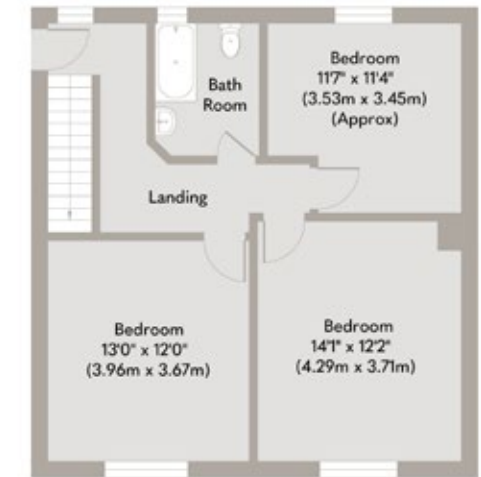
Arranged across the upper floors are six well-proportioned bedrooms, providing excellent flexibility for growing families or visiting guests. The first floor hosts three generous double bedrooms, including a principal bedroom with en-suite facilities, together with a stylish family bathroom. From the front elevation, delightful elevated views stretch across the rooftops of West Runton towards the sea, providing a constant reminder of the property's superb coastal setting.

The second floor continues to impress, offering three further bedrooms and an additional bathroom, creating a versatile layout perfectly suited to larger families, guest accommodation or holiday letting.

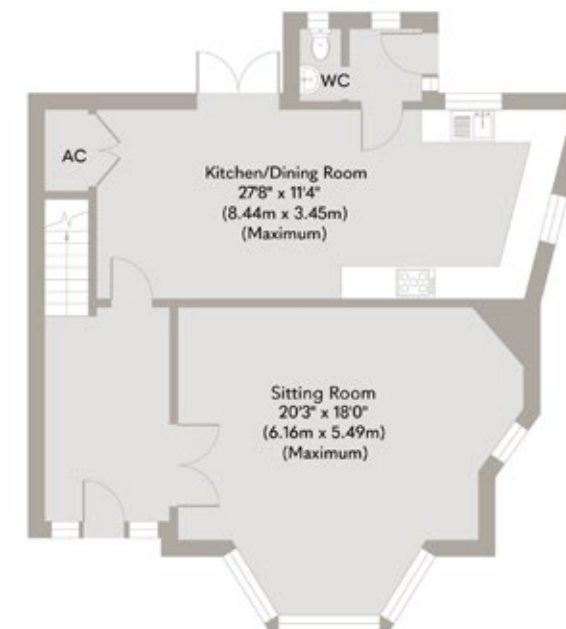
Outside, the property enjoys two attractive courtyard gardens. To the front, an inviting seating area provides the perfect spot to enjoy a morning coffee or evening sunshine, while the enclosed rear courtyard offers a private setting for al fresco dining and entertaining. Parking is conveniently available along The Hurn.

Situated just moments from the village amenities, beach and scenic coastal paths, Fairholme presents a great opportunity to acquire a substantial period home in one of North Norfolk's most desirable seaside villages, where character, flexibility and an exceptional lifestyle combine in equal measure.

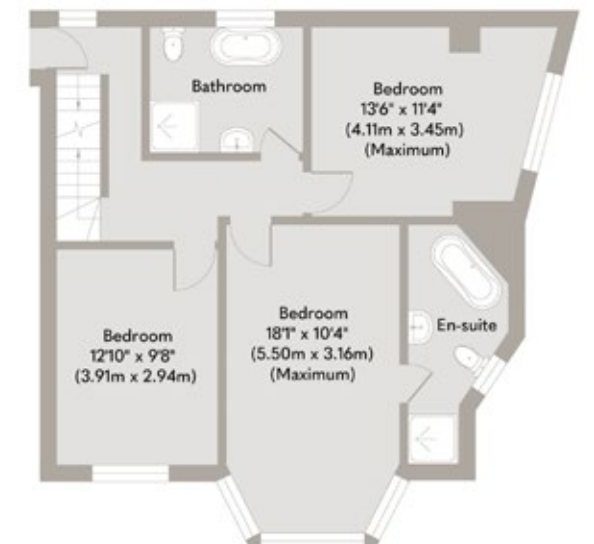




Second Floor
Approximate Floor Area
614 sq. ft
(57.00 sq. m)



Ground Floor
Approximate Floor Area
759 sq. ft
(70.50 sq. m)



First Floor
Approximate Floor Area
694 sq. ft
(64.50 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. 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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West Runton

SCENIC VILLAGE WITH FOSSIL-RICH CLIFFS AND BEAUTIFUL BEACHES

Between the Victorian seaside resorts of Cromer and Sheringham, West Runton has good road connections and a small railway station with regular services to Norwich. West Runton also has a pub - The Village Inn, restaurants, a post office, an independent school and village store. It also has a golf links course and there are nearby National Trust woodland walks. The village is famous for the West Runton Woolly Mammoth, a huge 6-700,000 year old fossilised elephant, discovered in the 1990s. West Runton is also home to the Hilltop Shirehorse Centre.

With an elegant pier, Pavilion Theatre and grand Victorian villas, many with panoramic views over the pebble and sand beach, it's easy to see why Cromer has perennial appeal to staycationers and permanent residents alike. Banksy recently visited the town on a headline-making 'spraycation' which focused the media's attention on the east side of the Norfolk coast. Spend a morning exploring the pretty boutiques and follow the lanes towards the seafront to pick up a Cromer crab – widely regarded as one of the best found in English waters, the eight-legged crustacean still provides a major source of income for the town's fishermen and simply served with bread makes an unbeatable lunch or supper!

Or push the boat out with fish and chips from No 1 Cromer, Galton Blackiston's award winning Cromer eatery perched on the clifftop. Treat yourself to a relaxing lunch at the Upstairs Restaurant where stunning sea views meet tasty seafood, or join the queue downstairs and enjoy your takeaway sitting on the wall as the seagulls soar above you for a fully immersive 'beside the seaside' experience. Follow the slope down from the clifftop to the beach and walk the shoreline or practise your hand at an afternoon skimming stones out to the horizon line.



Note from Sowerbys



“A substantial period home with an exceptional coastal lifestyle.”



SERVICES CONNECTED

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

COUNCIL TAX

Band D.

ENERGY EFFICIENCY RATING

To be confirmed.

To retrieve the Energy Performance Certificate for this property please visit <https://find-energy-certificate.digital.communities.gov.uk/find-a-certificate/search-by-reference-number> and enter in the reference number above. Alternatively, the full certificate can be obtained through Sowerbys.

TENURE

Freehold.

LOCATION

What3words: ///constrain.hoops.braved

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SOWERBYS

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