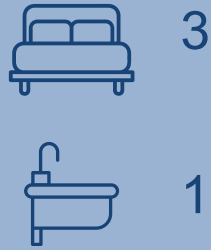


*The Firs, Kings Street, Hunworth*



# The Firs

Kings Street,  
Hunworth,  
Norfolk NR24 2EJ



The Firs is a highly attractive three-bedroom Listed property situated in the popular North Norfolk village of Hunworth.



## Location

Hunworth is well placed for access across North Norfolk, with the nearby market town of Holt only one mile away, providing a range of everyday amenities and services. It is also one mile north of the large village of Briston, with a school, a Co-Op and a family run butchers shop. Hunworth is located just eight miles from the North Norfolk coast and the popular village of Blakeney. The surrounding road network provides connections to Norwich and King's Lynn.

From Holt, proceed south along Hunworth Road towards the village of Hunworth. Continue into the village and proceed towards The Green. Continue onto Kings Street heading north where The Firs can be found on the left.



## Property Description

The Firs is a highly attractive three-bedroom Grade 2 Listed property, situated in the popular, rural village of Hunworth, benefitting from the character and individual qualities associated with a period home.

The property offers an excellent opportunity for a Purchaser to acquire a characterful village home with considerable potential to update and improve to suit their own requirements, providing a range of living spaces with three bedrooms and a bathroom.

The property would be well suited as a permanent family home, or second home.



### Kitchen - 4.10m x 2.30m

A spacious and well-presented kitchen fitted with a range of matching wall and base units with solid wood worktops, providing generous storage and preparation space. Fitted electric oven, and electric hob.

### Sitting Room - 4.30m x 4.10m

A spacious sitting room benefiting from dual-aspect windows to the front and rear, with views over the garden. The room features an attractive fireplace with a log burner and stairs rising to the first floor.

### Dining Room - 4.10 m x 2.90 m

Accessed directly from the rear entrance, the dining room provides a practical and welcoming space with tiled floor and a window to the front. The room leads into the kitchen, with access to the sitting room.

### Downstairs WC 1.5x1.5 m

A downstairs WC is located to off the rear entrance.

## FIRST FLOOR

### Bedroom 1 - 4.10m x 2.90m

A well-proportioned principal bedroom with a window and ample space for bedroom furniture.

### Bedroom 2 - 3.20m x 2.70m

A good-sized double bedroom with window over looking the front garden.

### Bedroom 3 - 4.10m x 2.30m

A single bedroom, which alternatively could be used as a nursery or home office, with window over looking the rear garden.

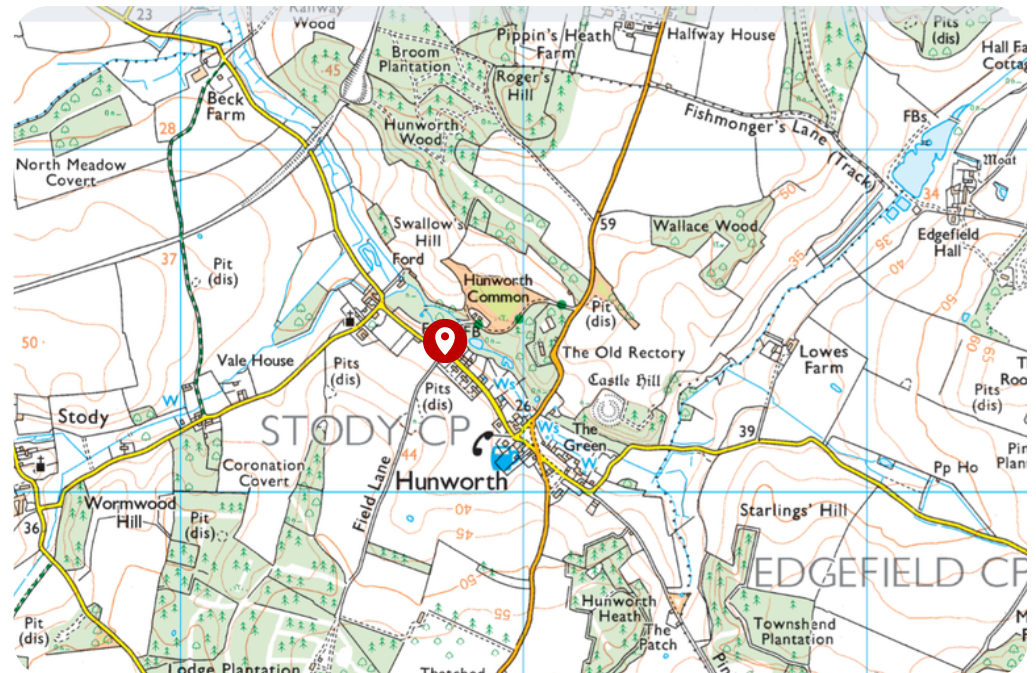
### Bathroom - 2.50m x 2.00m

Family bathroom serving the three bedrooms, conveniently positioned off the first-floor landing with a WC, bath/shower and a sink.

## OUTSIDE

The property has a mature and characterful garden with established planting, enclosed by fencing. There is a useful outbuilding and separate garden shed providing additional storage. The property also benefits from off-road parking.

## Location Plan







### Boundaries, Plans, Areas, Schedules and Disputes

The Purchaser will be deemed to have full knowledge of the boundaries and areas and any mistake or error shall not entitle any party to compensation in respect thereof. Should any dispute arise as to the boundaries or any points arise on the general remarks, stipulations, particulars, schedule, plan or the interpretation of any of them, questions shall be referred to the Vendor's Agent whose decision acting as Experts shall be final.

### Services

The property benefits from mains electricity, water and septic tank. Heating is via electric storage units.

### Tenure

The property will be sold with vacant possession being provided upon completion.

### Measurements

All measurements and areas are approximate. While we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you please contact this office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property.

### Viewing and Health & Safety

Viewing is strictly by prior appointment only with the Vendor's Agent, Cruso & Wilkin. For your own personal safety, we would ask you to be as vigilant as possible when making an inspection.

### Local authority

Norfolk District Council  
North Norfolk District  
Council Offices  
Holt Road  
Cromer  
Norfolk  
NR27 9EN  
01263513811.

### Council Tax

The Council Tax Band for this property is D with the Council Tax payable for 2026 to 2027 is £2447.23

### Important Notice

These Property details are set out as a general outline only and do not constitute any part of any offer or contract. Any services, equipment, utilities, fixtures or fittings have not been tested and no warranty is given or implied that these are in working order. All measurements, distances and areas are approximate and for guidance only. Prospective parties are advised to check measurements for any particular purpose.

All statements contained in these particulars as to the property are made without responsibility on the part of Cruso & Wilkin.

### Money Laundering Regulations

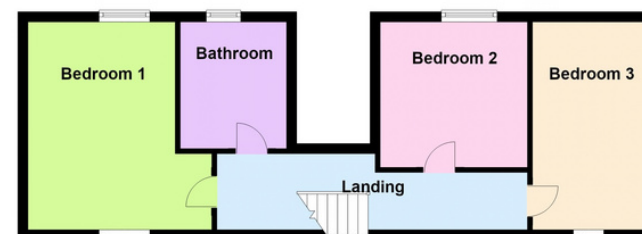
Under the provisions of the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017, Tenants are required to identify themselves and provide (a) photographic ID and (b) proof of address, together with proof of funds on acceptance of offer.

### Floor Plan

Ground Floor



First Floor





James Watchorn

Partner

[jw@crusoandwilkin.co.uk](mailto:jw@crusoandwilkin.co.uk)  
07817 220845



Graham Mobbs

Placement Student

[gm@crusoandwilkin.co.uk](mailto:gm@crusoandwilkin.co.uk)  
01553 816430

Sole Agents:

Cruso & Wilkin, The Estate Office, 2 Northgate, Hunstanton, Norfolk, PE36 6BA

Tel: 07817220845

Cruso & Wilkin