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Church Farm Cottage, Blacksmiths Lane, Happisburgh, NR12 0QY

Church Farm Cottage is a charming 18th-century thatched holiday cottage in the beautiful coastal village of Happisburgh, North Norfolk. Full of character and history, it combines traditional features with the comforts you need for a family home or relaxing stay.

Originally part of a group of buildings known as Church Farm, the cottage is believed to date back to the early 18th century. Today, its historic charm can be enjoyed alongside modern comforts, making it a wonderful retreat for families, couples and friends. Outside, the peaceful setting among open fields and quiet country lanes offers a true taste of rural Norfolk.

Happisburgh is a village steeped in history and character, best known for its iconic red-and-white lighthouse, pretty thatched buildings and welcoming village pub. The coast is close by, with wonderful cliff-top walks and a beautiful dog-friendly beach that can be enjoyed all year round, perfect for blowing away the cobwebs with the family and four-legged friends.

Set back from the road, the property is approached to the rear via a private driveway, providing convenient off-road parking and access to a raised decking area, offering a pleasant space for outdoor seating and alfresco dining. To the front, a gravelled area enjoys views towards the church and provides a further inviting setting for outdoor entertaining and relaxation.

Inside, the cottage is beautifully presented throughout and is currently utilised as a very successful holiday let. The main entrance leads into a spacious lounge where you will find exposed beams, an inviting inglenook fireplace with wood burning stove, as well as digitally controlled oil-fired central heating. Also on the ground floor are two bedrooms, one with en-suite and a kitchen dining room with access to the rear. Upstairs there are a further two double bedrooms and a bathroom.

Despite its tranquil setting, there is plenty to explore nearby. The Norfolk Broads are just a short drive away, while the wider North Norfolk coast offers an abundance of beaches, villages, nature reserves, attractions and places to eat and visit for all ages. Whether you're looking for long coastal walks, peaceful days in the countryside, family adventures or simply somewhere to slow down and relax, Church Farm Cottage is a little gem in a truly special corner of Norfolk.

Terraced

Cottage

Older

2 Bathrooms

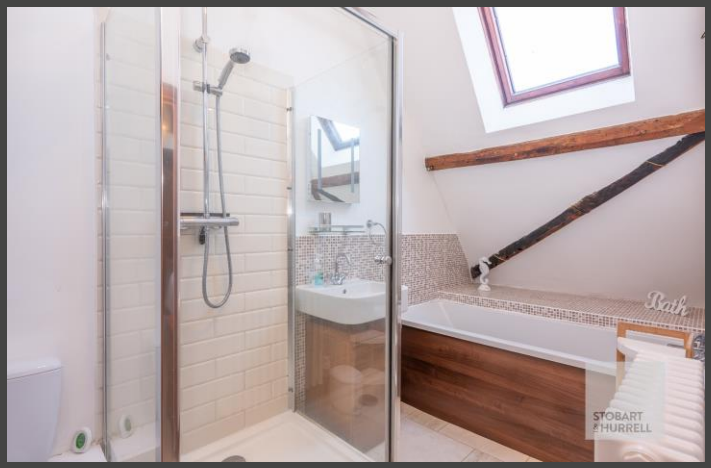
1Reception

4 Bedrooms

Tax Band N/A

Off-Road Parking

No Garage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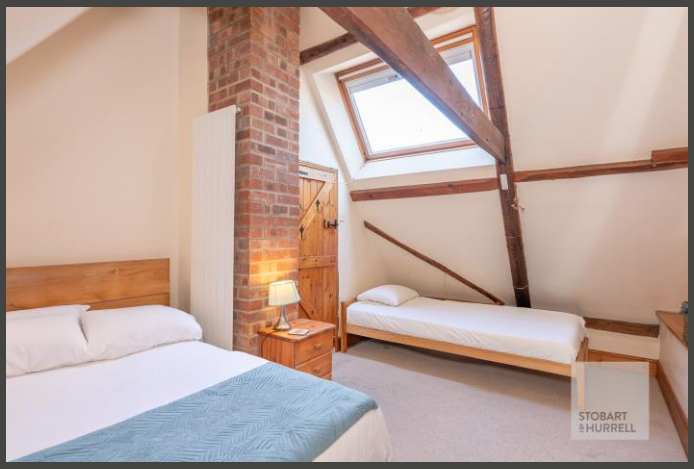
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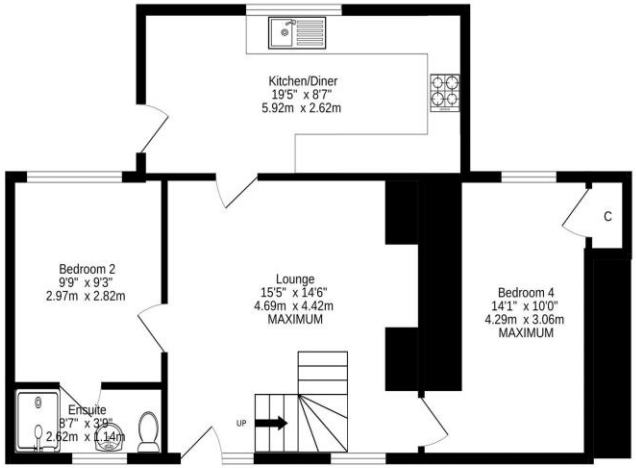
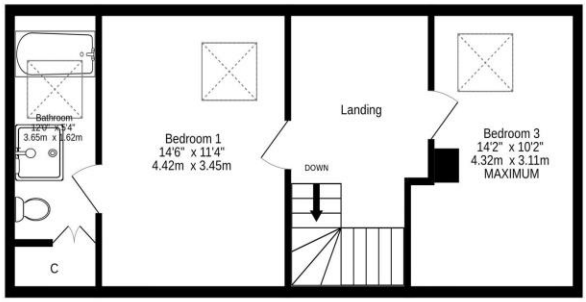


Ground Floor
642 sq.ft. (59.6 sq.m.) approx.



1st Floor
491 sq.ft. (45.6 sq.m.) approx.

TOTAL FLOOR AREA : 1132 sq.ft. (105.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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. 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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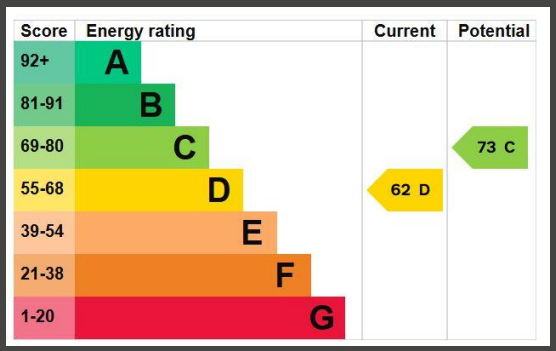

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