



Weylands, Weybourne

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Independent Estate Agents

Pointens





Weylands, Temple Close, Weybourne
Norfolk NR25 7EU
Holt 2 miles, Sheringham 2 miles,
Norwich 20 miles

The property offered for sale is a spacious detached four bedroom chalet style bungalow, situated in a quiet cul-de-sac in the heart of this popular coastal village. The property has easy access to the villages extensive amenities including the village shop, public house, Maltings Hotel and the beach.

GUIDE PRICE £450,000



THE PROPERTY

The property offered for sale is a spacious detached chalet style bungalow, situated in a quiet cul-de-sac just off the centre of the village. The property has easy access to the village's extensive amenities including the village shop, popular public house, the Maltings Hotel and the beach and in turn the coastal path. The property has accommodation which briefly comprises an entrance porch leading to an entrance hall, double aspect sitting room with an open fireplace, garden room, well fitted out kitchen, utility room, two ground floor bedrooms, and a cloakroom. The first floor landing leads to two further bedrooms and a family bathroom. The property also enjoys UPVC sealed unit double glazed windows and doors and oil fired central heating. Outside there is ample off street parking, two garages and private well tended gardens. The property is being sold with no onward chain.

LOCATION

The pretty, unspoilt coastal village of Weybourne is situated on the North Norfolk coast which is designated as an Area of Outstanding Natural Beauty and is renowned for its spectacular coastline, fantastic wildlife, miles of glorious beaches, seaside communities and a beautiful hinterland of rolling countryside and picturesque market towns and villages. The village has a good range of amenities to include a recently refurbished Village Store and Café, an active village hall and the popular public house, The Ship Inn. The Pheasant Hotel is close by in the village of Kelling. Beach Road gives access to the shingled beach and its popular clifftop walks and the coastal path. Three miles to the east is the popular seaside town of Sheringham with its extensive range of amenities and sandy beach. Three miles to the south is the Georgian market town of Holt, the centre of which comprises mainly individual shops and businesses where a friendly and personal service still remains. The town is also home to Gresham's Public Schools. The county city of Norwich is around twenty miles away from where there is a fast rail service to London (Liverpool Street) and an international airport via Schipol (Amsterdam).

DIRECTIONS

Leave Holt via the old Cromer Road. Just after Gresham's Preparatory School turn left into Kelling Road (signposted Weybourne 3 miles). Follow this road and you will enter the village of Weybourne. Continue to the T junction in front of the church and turn right. The entrance to Temple Close will then be found on the left after around 50 yards. No 16 will be found on the left hand side.

ACCOMMODATION

The accommodation comprises:
UPVC Front door leading to an entrance porch
coat pegs, door to:

Entrance Hall, staircase to first floor, cupboard under, radiator, telephone point, parquet flooring

Sitting Room (18'2 x 16'6 double aspect)

Open fireplace with a wood burner, two radiators, television point, door to:

Garden Room (17'9 x 14'10 maximum)

Two radiators, double doors leading to the side gardens

Kitchen (16'4 x 8'6 double aspect)

Limed oak range of fitted base units, with working surfaces over, range of matching wall units, inset one and half bowl sink unit with mixer tap, fitted fridge freezer, Rangemaster cooking range, extractor hood, tiled splashback, radiator, shelved cupboard, tiled walls and floor

Utility Room (10'3 x 5'8)

Fitted base unit with work surface over, inset single drainer sink with mixer tap, plumbing for automatic washing machine and tumble dryer, tiled floor, door to side garden

Bedroom Three (12'8 x 9'6)

Fitted cupboard, radiator,

Bedroom Four (9'8 x 6'2)

Radiator.

General Information

Tenure: Freehold.

Council Tax Band: D (2025/26—£2321.62)

Services: Mains water, electricity and drainage.

Local Authority: North Norfolk District Council Tel: 01263 513811.

Viewing: Strictly via the sole agent, Pointens Estate Agents,
Tel: 01263 711880.

Energy Performance Certificate: To be confirmed.

Ref No: H313346.

Important Notice

Messrs. Pointens for themselves and for the Vendors or Lessors of this property whose Agents they are, give notice that:

These particulars have been prepared in accordance with the Property Misdescriptions Act 1991 and they are intended to give a fair and substantially correct general description of the property for the guidance of intending purchasers, and they do not constitute part of an offer or contract.

Please note that: Photographs may have been taken with the use of a wide-angle lens

We have not tested any heating installations, other appliances or services and it is therefore the responsibility of the purchaser, their solicitor or surveyor, to ascertain their condition and serviceability.

Intending purchasers, particularly those who will be travelling some distance are advised to check with us first on the availability of the property and on any points which are of particular importance to them.

No person in the employ of Pointens has any authority to make or give any representations or warranties in relation to this property or these particulars, nor to enter into any contract on behalf of the Vendor or Lessor.

Cloakroom

WC, wash basin, radiator, half tiled walls, tiled floor

First floor landing

Airing cupboard with fitted shelving and factory lagged tank

Bedroom One (12'8 x 12' double aspect)

Radiator, fitted double wardrobe, fitted single cupboard

Bedroom Two (13'5 x 10'2)

Radiator, fitted cupboard,

Family bathroom

Panelled bath with shower over, pedestal wash basin, WC, radiator, tiled walls and floor,

Curtilage

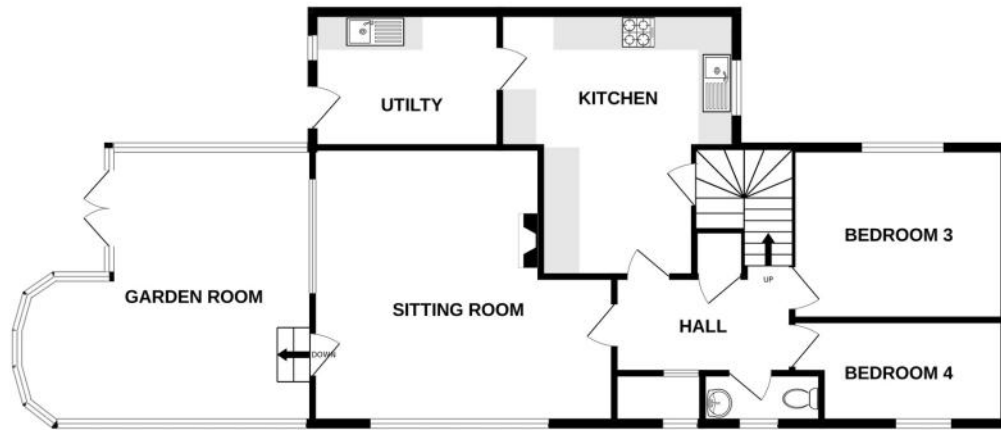
The property is approached through a five bar gate which in turn leads to a brick weave driveway, which provides ample off street parking. To the side of the property are two garages. Garage 1 (18' x 9'7) with up/over door and electric power and light. Garage 2 (16'2 x 8'4) with up/over door, personal door and electric power and light. To the side and rear of the garages is further shingled parking and a modern plastic oil tank. The majority of the gardens are to the side of the property and are mostly laid to lawn, with various inset flower and shrub beds. A wooden summer house, garden shed and mature trees are all enclosed by wooden panel fencing.

See all our properties at:

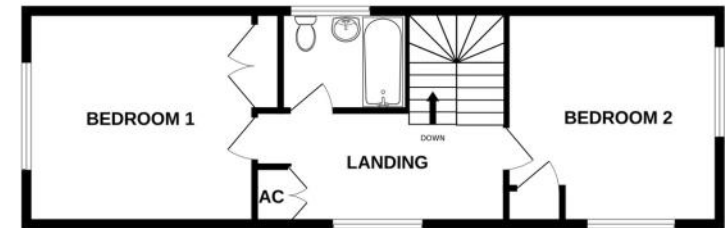




GROUND FLOOR
1125 sq.ft. (104.5 sq.m.) approx.



1ST FLOOR
525 sq.ft. (48.8 sq.m.) approx.



WEYLANDS, TEMPLE CLOSE, HOLT, NORFOLK NR25 7EU

TOTAL FLOOR AREA : 1650 sq.ft. (153.3 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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18 High Street, Holt, Norfolk NR25 6BH | Tel: 01263 711880 | enquiries@pointens.co.uk