

SOWERBYS

Norfolk Property Specialists



The Manor House

The Hill, Happisburgh, NR12 OPW

£300,000 Offers Invited



Viewing by appointment with our
Norwich Office 01603 761441 or norwich@sowerbys.com



THE MANOR HOUSE

The Manor House is a charming single storey property with an abundance of character in an enchanting corner of the popular coastal village of Happisburgh. It is in a secluded position next to the church and the village pub and boasts superbly proportioned accommodation offering versatility and grandeur on a manageable scale. It is considered the property would benefit from some updating but offers enormous potential to create a very special home.

The front door opens to an entrance vestibule, which in turn leads to the entrance hall running through the property. The layout has been designed to capitalise on the position and coastal views. There is a snug with bay window, dining room with french doors and a superb triple aspect drawing room, also with large bay window, all benefitting from sea views. The kitchen is comprehensively fitted with a range of wall and base units and opens to the excellent vaulted breakfast room that connects to the garden, creating a superb informal entertaining area. There are five bedrooms, three of which with vanity units and one of the bedrooms has been used as a study. There is a large bathroom and further shower room in addition to a cloakroom and separate utility room.

Externally the property is approached via a sweeping gravel driveway with parking for several cars. There is a delightful detached two storey coach house with garage below and two rooms above. It is considered this was former residential accommodation and subject to planning could be adapted to suit a variety of needs. There is an additional garage and a shed. The gardens are a delightful feature of the property with a paved terrace to the rear of the house and this abuts lawn with an array of established shrubs and trees. The garden also benefits from superb far reaching sea views.



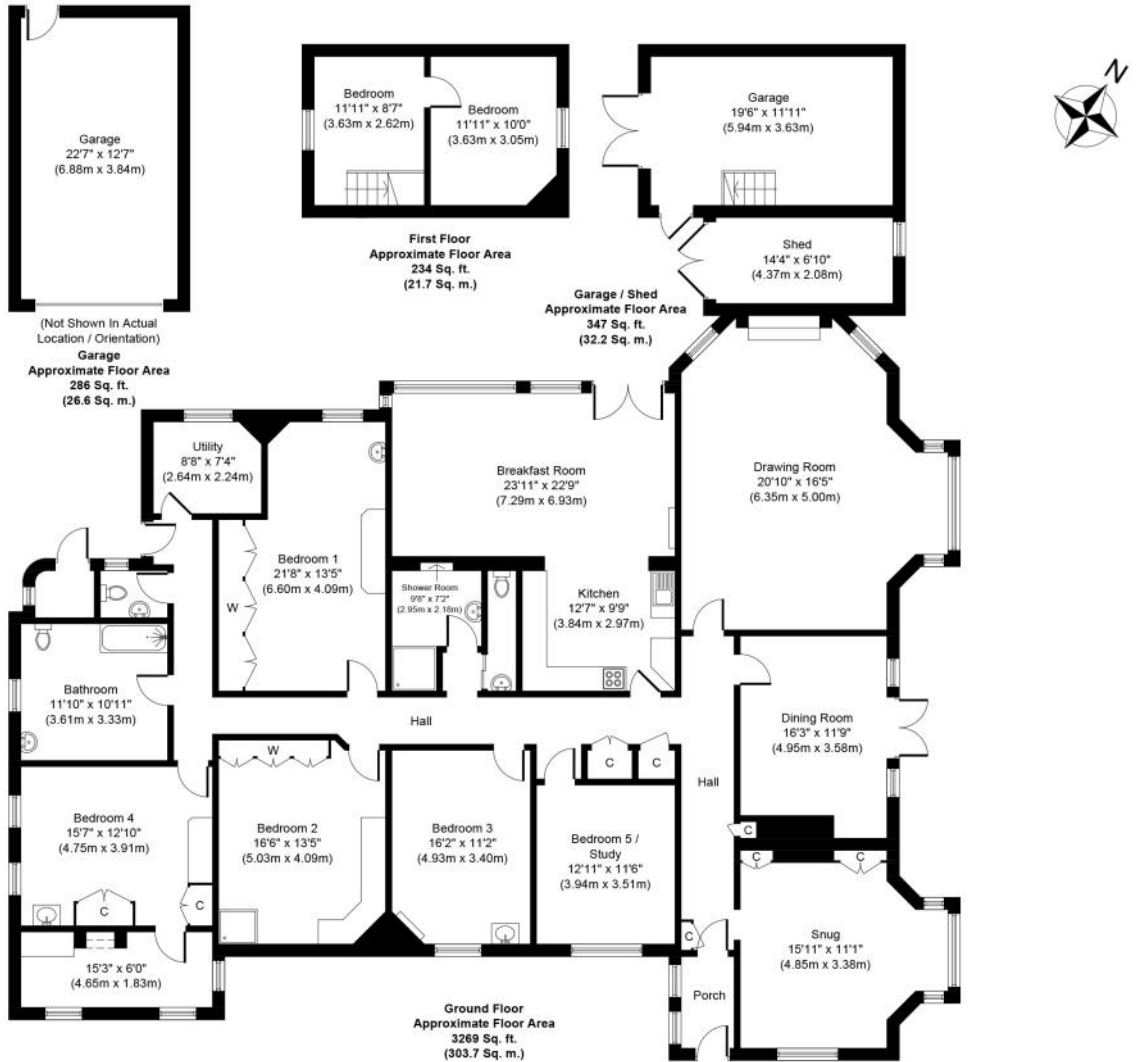
KEY FEATURES

- Charming Single Storey Property
- Abundance of Character
- Five Bedrooms
- Bathroom, Shower Room and Cloakroom
- Rear Garden with Established Shrubs and Trees
- Sweeping Gravel Driveway
- Separate Coach House with Garage and Two Rooms Above
- Additional Garage and Shed
- Popular Coastal Village Location
- Spectacular Sea Views









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.

LOCATION

Happisburgh (pronounced Haze-brugh) is a thriving village on the North Norfolk Coast. It has an impressive church looking down on to the village. There is a local shop/post office, fantastic primary school, which has been expanded, brilliant local fish shop and The Hill public house. Nearby, are the towns of Stalham and North Walsham with many more amenities. You can visit the oldest working lighthouse on the Norfolk coast and it's the only independently operated light in the UK. There is a railway station at North Walsham - nine miles away - which connects to the main line of Norwich.

SERVICES CONNECTED

Mains water, electricity, private drainage and Calor gas heating via radiators.

COUNCIL TAX

Band F.

ENERGY EFFICIENCY RATING

F. Ref:- 0868-0961-7212-6281-1944

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.

AGENT'S NOTE

The East coast is known to be subject to coastal erosion and perspective buyers should make their own enquiries. The property has been continuously insured by the vendors during their ownership.

Viewing by appointment with our Norwich Office:
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