



**1 Manor Farm Cottage,**  
Coast Road, Walcott, NR12 0NG

- Established Semi-Detached House
- Within Walking Distance of Beach
- 2 Double Bedroom Accommodation
- Offered with No Onward Chain

**£215,000**

EPC Rating 'tbc'





## Property Description

An established semi-detached house situated within the coastal village of Walcott, just a short walk from the beach.

The property is arranged to provide two double bedroom accommodation, including a 16'10 kitchen/dining room, sitting room, landing and first floor bathroom with white suite.

Other benefits include oil fired central heating to radiators, a courtyard garden to the front, lawned garden to the rear, an outbuilding and driveway with off road parking space for several vehicles.

The house is offered to the market with no onward chain.



## Location

The village of Walcott lies on a sandy stretch of the north-east Norfolk coastline between Happisburgh and Bacton. The village itself has a church, public house, and general store.

More extensive facilities can be found within the nearby market towns of North Walsham and Stalham including all levels of schools (sixth form college at North Walsham), a wide range of shops, supermarkets, doctors' surgeries and public transport into the city of Norwich.



## Accommodation

UPvc sealed unit double glazed front entrance door to:

### ENTRANCE PORCH

UPvc door opening to:

### KITCHEN/DINING ROOM

16' 10" x 9' 8" (5.13m x 2.95m)

Fitted with a range of matching 'shaker' style base units and wall cupboards, roll top work surfaces with tiled splash backs, inset single drainer stainless steel sink unit with mixer tap, space for cooker with extractor hood over, space and plumbing for automatic washing machine, space for fridge/freezer, uPvc sealed unit double glazed window to front, radiator, opening to:

### SITTING ROOM

13' 9" x 13' 5" (4.19m x 4.09m) plus recess.

Exposed beams, uPvc double glazed windows to rear, radiator, TV aerial point, telephone point, staircase to first floor with storage cupboard under, fireplace not currently in use.

### LANDING

Doors to bedrooms and bathroom, uPvc double glazed window to side, radiator, access to loft space.

### BEDROOM 1

13' 7" x 11' (4.14m x 3.35m)

UPvc double glazed window to rear, radiator, cast iron feature fireplace (not in use), walk-in wardrobe with uPvc double glazed window to rear.

### BEDROOM 2

12' 6" x 10' 2" (3.81m x 3.1m)

Double aspect room with uPvc double glazed windows to front and side, radiator.





## BATHROOM

10' 1" x 4' 10" (3.07m x 1.47m)

Matching white suite comprising wash hand basin with mixer tap and cupboard under, close coupled WC, panelled bath with tiled surround and shower mixer tap, uPvc double glazed window to front, radiator, heater towel rail, shaver point, extractor fan.

## Outside

The property is approached via an unmade road from Coast Road, which runs behind the neighbouring property.



At the rear of the house the driveway provides off road parking space for several vehicles, and there is a brick outbuilding/garage, with the oil tank located to one side.

The rear garden is walled and has been laid to lawn. A pathway to the side of the house leads around to the front courtyard garden, which has been gravelled for ease of maintenance. The central heating boiler is located outside, adjacent to the side of the house.

**Agent's Note:** We understand from the Vendor that the property has flooded in the past.



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## General Information

### Viewings

By arrangement with the agents, Acorn Properties

**☎ 01692 402019**

### Services

Mains electricity, water connected.

### Tenure

Freehold

### Possession

Vacant possession on completion

### Council Tax Band

Band A

### Directions

From North Walsham head out on the Bacton Road and follow this through the village of Bacton and along the Coast Road into Walcott. Continue past the Kingfisher Café and the Mace shop and follow the road as it bends to the right. The unmade driveway leading to the property is on the right hand side, next to the Walcott sign/overhead power line. Follow this unmade road around the back of the neighbouring cottage and you will see the driveway to No. 1.



**Floor Plan** (Not to scale and intended as an approximate guide to room layout only)



**EPC Graph**

*Awaiting EPC Graph*