



THE STORY OF

The Lookout

Mundesley, Norfolk

SOWERBYS



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THE STORY OF

The Lookout

Cromer Road, Mundesley,
Norfolk, NR11 8DU

Highly Individual Coastal Home

Splendid Sea Views

Four Bedrooms to Main House

One Bedroom Annexe Over Garage

Open-Plan Living Options

Characterful and Unique Accommodation

Immaculately Presented Throughout

Highly Versatile Home

Plot Approaching 1/3 Acre (stms)

Selection of Outbuildings

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“A home in which to feel contented, cosy and happy...”

A sunny drive along the beautiful coastal road of Mundesley would leave many looking enviously at the extraordinary homes that occupy such an idyllic location and provide the gateway into a fulfilling and happy way of life. One such home is The Lookout, a most unique coastal home, nestled within a splendid plot approaching 1/3 of an acre (stms).

Having undergone an impassioned and imaginative renovation under the current ownership, the immaculately presented accommodation now boasts a wealth of versatility alongside dramatic and open-plan receptions making for a brilliantly practical family home by the seaside.





The welcoming central hallway leads to the striking main reception, showcasing inspired architecture and reams of natural light. The kitchen houses a selection of elegant cabinetry and is cleverly semi-open-plan to both the living room and the stunning vaulted dining area. Enjoying all the drama of a fully vaulted ceiling and panoramic views of the garden, including a set of bi-folds leading to the rear terrace, the dining room is an exceptional space to enjoy as a family and the interaction with the kitchen makes it ideal for entertaining. The living room also maintains an open-plan link to the rest of this reception, whilst managing to create a well defined and embracing space. A bay window to the front ushers far-reaching sea views to this room, making it an enviable family room enjoying the very best of its surroundings.

Elsewhere on the ground floor, two sizeable bedrooms provide valuable versatility in their ability to serve as alternate receptions/studies if needed, and both are well served by the ground floor family bathroom.

The first floor is home to two further bedrooms including the impressive principal suite. Benefitting from the character of the eaves and picturesque sea views from the dormer windows, both bedrooms are charming rooms, with the principal bedroom boasting a luxurious en-suite, whilst the second bedroom benefits from the convenience of a cloakroom en-suite.

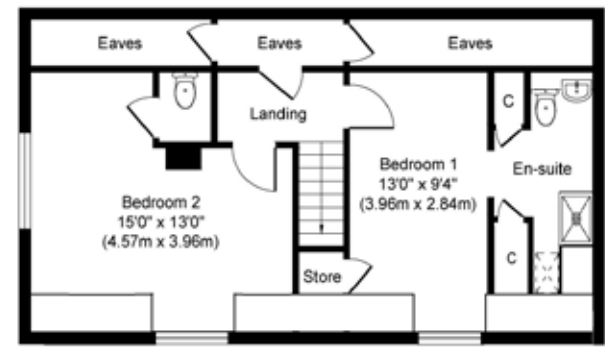




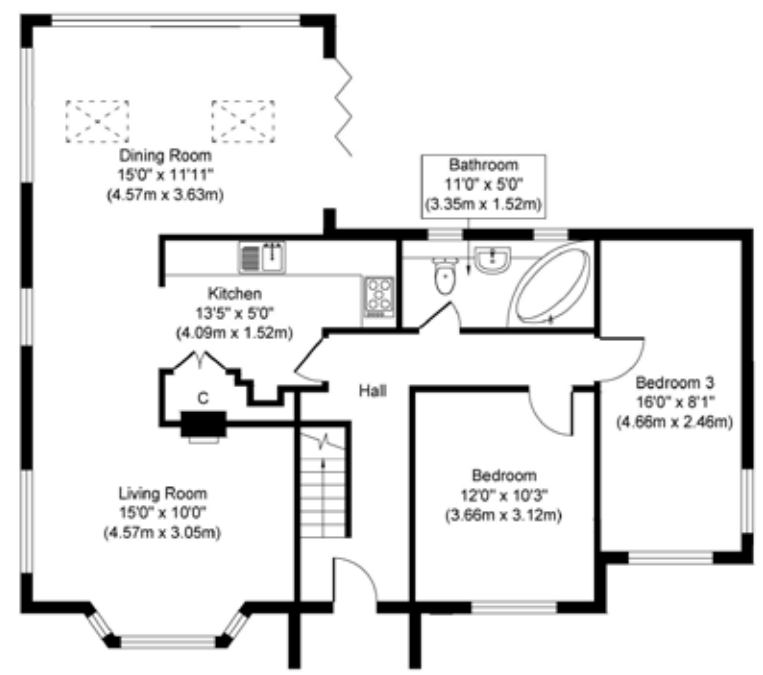
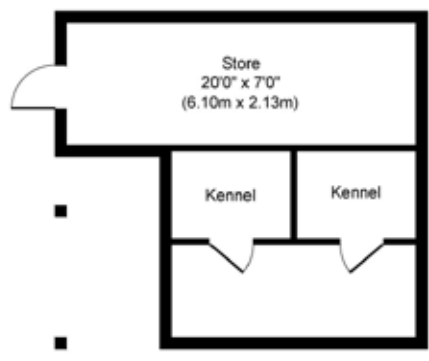
The exceptional plot in which this home sits allows not only for basking in coastal sunshine enjoying the views, but also ample space for a multitude of outbuildings. The large and highly practical detached garage includes a delightful conversion to the first floor, housing an en-suite bedroom; an ideal space for teenager, dependant relative, a home office or even additional income stream. Further storage outbuildings are complemented by covered parking, as well as a charming summerhouse at the bottom of the garden.

The garden itself boasts a variety of features including a large and highly private sun terrace to the rear, integrating well with the dining room. The front garden is primarily laid to lawn providing a sunny and secure place for the family to enjoy and even space for a small compound at the bottom of the garden, currently home to some very happy pigs!

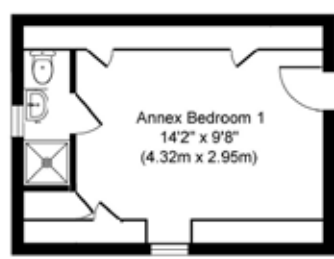




First Floor
Approximate Floor Area
418 sq. ft
(38.83 sq. m)



Ground Floor
Approximate Floor Area
998 sq. ft
(92.71 sq. m)



Garage
Approximate Floor Area
859 sq. ft
(79.80 sq. m)

“The location is second to none - providing access to beach walks, seclusion from neighbours, and a setting to watch the changing of the seasons.”

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.

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ALL THE REASONS



Mundesley

IN NORFOLK
IS THE PLACE TO CALL HOME



A pretty seaside resort situated on the east coast of Norfolk, Mundesley has a variety of facilities including a village shop, post office, boutique, florist, pubs, tea rooms and hotels.

Also within the village are the beautiful sandy beaches, which are considered some of the best in Norfolk, a church which overlooks the sea and various coastal walks.

A popular market town, North Walsham is situated close by and a few miles from the seaside town of Cromer and The Norfolk Broads capital, Wroxham.

The town offers many amenities including a range of supermarkets, leisure facilities, shops, primary and secondary schools, sixth form college, doctors surgeries and a cottage hospital.

A gem in the Norfolk countryside, Wroxham offers plenty to see and do, whilst being easily accessible by car, train, bus and perhaps even boat from Norwich and the coast.

There are regular bus and train services to the cathedral city of Norwich, where there are a wider range of facilities including an international airport and mainline.



Note from the Vendor



Mundesley Beach

“Living by the sea inspires mindfulness, and allows us to relax after work, whatever the season.”

THE VENDOR



SERVICES CONNECTED

Mains electricity, water and drainage. Gas fired central heating.

COUNCIL TAX

Band C.

ENERGY EFFICIENCY RATING

To be confirmed.

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.

TENURE

Freehold.

LOCATION

What3words: ///estuaries.precluded.oasis

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SOWERBYS



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