



**2 Pound Cottages, Mundesley Road,
Paston, Mundesley, Norfolk, NR28 9TE**

- Charming Brick and Flint Cottage
- Enjoying Fantastic Rural Views
- Delightful Garden with Summer House
- Attached Garage & Ample Parking

£300,000

EPC Rating 'F 29'





Property Description

A charming semi-detached brick and flint cottage with delightful, well maintained gardens, the property is set slightly back from the road and enjoys far reaching rural views across the neighbouring farmland.

The accommodation is arranged to provide two double bedrooms and a bathroom on the first floor, with a sitting room, kitchen/dining room, entrance hall and cloakroom on the ground floor.

The cottage boasts lots of built in storage space, with a large pantry cupboard off the kitchen, cloaks cupboard in the hallway and a 16' long eaves storage space adjacent to the main bedroom. Further benefits include uPvc sealed unit double glazing, electric night storage heating, an attached single garage & a gravelled driveway providing off road parking space for several vehicles.

The gardens are a particular feature of the property, enjoying a sunny southerly aspect, and housing a wide variety of flowers and mature shrubs. There is also a timber summer house, and a small paved patio area that catches the afternoon sun.



Location

The cottage enjoys a wonderful rural position, adjacent to farmland, within the small North Norfolk village of Paston, located less than a mile from the coastal village of Mundesley.

Mundesley village offers a good range of amenities including restaurants, public houses, shops, post office, golf course and a doctor's surgery. There are a wide variety of activities available along Norfolk's coastline, including bird watching and sailing. The Norfolk Broads network is within easy driving distance and the Cathedral City of Norwich is approximately 21 miles away.



The nearby market town of North Walsham offers a wide range of amenities including supermarkets (Waitrose, Sainsbury's, and Lidl), local shops, primary and secondary schools and the prestigious Paston College, dentists, doctor's surgeries, as well as good public transport (bus and rail) to Norwich and Cromer.

Accommodation

UPvc sealed unit double glazed front entrance door to:

Entrance Hall

Exposed beams, pamment tiled floor, built-in storage cupboard, doors to cloakroom, kitchen/dining room and sitting room.

Cloakroom

Close coupled WC, wall mounted wash hand basin with cupboard under and mixer tap, night storage heater, pamment tiled floor, light with shaver point, uPvc sealed unit double glazed window to front.

Kitchen/Dining Room

10' 5" x 9' (3.18m x 2.74m) plus pantry. Fitted with matching base units and wall cupboards, work surfaces, inset single drainer stainless steel sink unit with mixer tap, space and plumbing for automatic washing machine and dishwasher, space for cooker, tiled floor, night storage heater, exposed beams, uPvc sealed unit double glazed window to front with views across neighbouring fields, walk-in pantry cupboard with fixed shelving and space for fridge/freezer.

Sitting Room

14' 1" x 12' 3" min (4.29m x 3.73m min) UPvc sealed unit double glazed window to rear with window seat and working shutters, two night storage heaters, fireplace with bio-ethanol feature fire, small built-in storage cupboard under original cottage staircase (not in use), main staircase leading to first floor.





Landing

Doors to bedrooms and bathroom.

Bedroom 1

14' 7" x 11' 3" (4.44m x 3.43m) UPvc sealed unit double glazed window to rear overlooking garden, night storage heater, built-in storage cupboard housing hot water tank, access to loft space, uPvc door opening to eaves storage space.

Bedroom 2

10' 9" x 9' 4" (3.28m x 2.84m) UPvc sealed unit double glazed window to front overlooking neighbouring farmland, night storage heater.



Bathroom

Matching white suite comprising pedestal hand basin, close coupled WC, panelled bath with shower mixer tap and tiled splash backs, light with shaver point, night storage heater, heated towel rail, uPvc sealed unit double glazed window to front.

Outside

The property is accessed via a gravelled driveway across the rear of the neighbouring cottage (No.1). This leads into a private gravelled area with off road parking space for several vehicles and access to the attached garage.

The garage measures approximately 16' 1" x 9' 6" (4.9m x 2.9m) with an up and over front door, personal rear door, window to side, electric meter and light/power connected.

To the front of the cottage, a gravelled pathway leads to the main front entrance door and continues around the side of the property, where there is a useful outside store cupboard. We understand there is a right of way permitted across the pathway at the front of the adjoining cottage, which runs back to the road.

The majority of the garden is found at the rear of the cottage, beyond the driveway, enjoying a sunny southerly aspect. There are fields to both the east and south side, providing some wonderful unspoilt rural views. The garden is well established, comprising a wide selection of flowers and mature shrubs. There is also a lawn, a timber summer house, and a small, paved patio area, perfect for relaxing in the sun.





General Information

Viewings

By arrangement with the agents, Acorn Properties

☎ 01692 402019

Services

Mains electricity, water & drainage connected.

Tenure

Freehold

Possession

Vacant possession on completion

Council Tax Band

Band B

Directions

From North Walsham head out on the Bacton Road. Continue over the bridge, (past the canal) and past the left hand turning to Hall Lane. Take the next left hand turning (adjacent to a cottage on the right) and follow this for approximately two miles. Turn left into Chapel Road, and then left into Bears Road, which will bring you out next to a pond. Turn left onto Mundesley Road and the cottage will be on your right, accessed via No.1.



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In most instances, these recommendations are made with no financial benefit to Acorn Properties.

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If a referral to our trusted local solicitors is successful, Acorn Properties receive a referral fee of £100 - £180 following the successful completion of the relevant sale or purchase. There is no obligation for any of our clients to use our recommended solicitors, but we find the existing relationships we have with these firms can be beneficial to all parties.

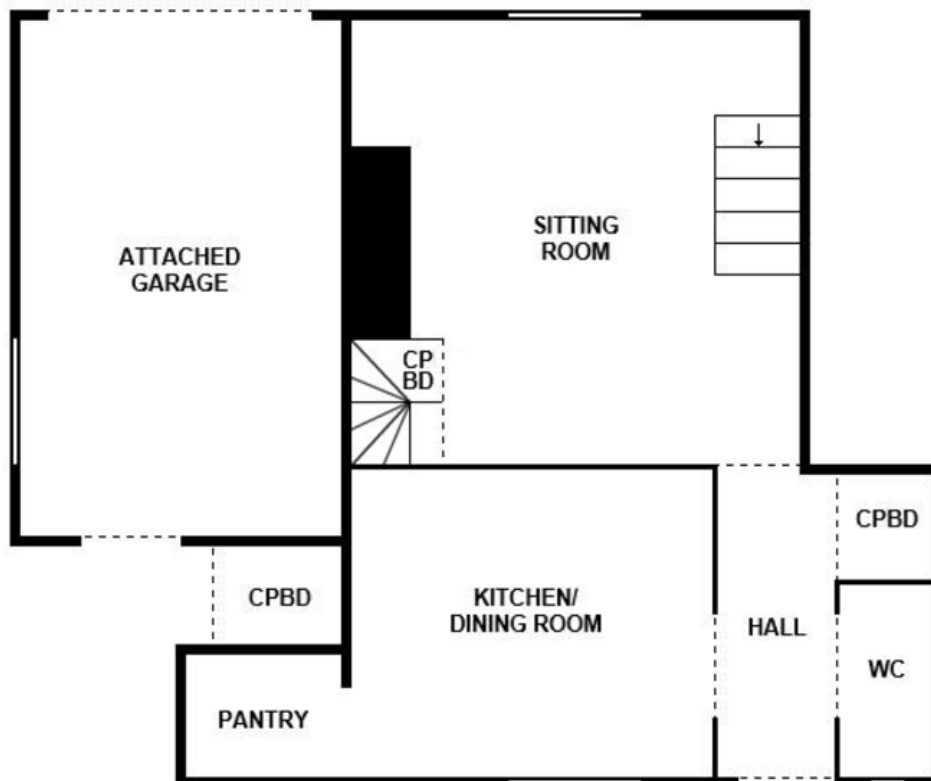
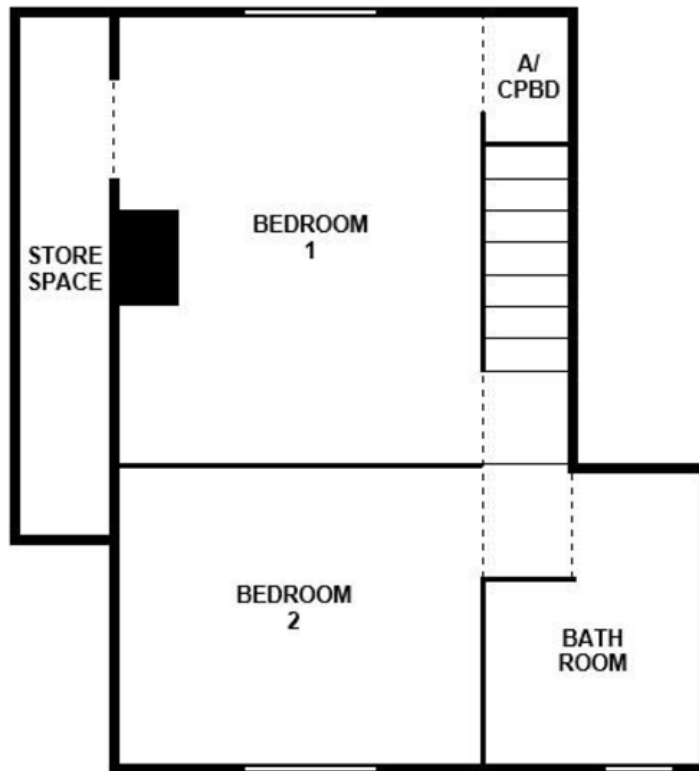
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Score	Energy rating	Current	Potential
92+	A		112 A
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F	29 F	
1-20	G		

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



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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance only. Whilst every care has been taken to ensure their accuracy, they should not be relied upon solely and potential buyers are advised to check specific measurements as necessary.