



Seacroft Mill House
Whimpwell Street | Happisburgh | Norfolk | NR12 0QD

COASTAL CHARM



“A beautiful part-thatched barn conversion on the outskirts of a popular coastal village, with a secluded garden and fields around, this period property has so much to offer and to enjoy. It’s enormously versatile and has abundant potential as a family home or for a creative and sociable couple. Put down roots by the sea and embrace beach life on this glorious and unspoilt coastline”



KEY FEATURES

- A Part Thatched Barn Conversion on the Outskirts of the Coastal Village of Happisburgh
- Four Bedrooms; Two Bathrooms
- Kitchen/Breakfast Room
- Sitting/Dining Room
- Sitting in 0.3 of an acre with Field and Lighthouse Views
- Double Garage with Store and Parking
- The Accommodation extends to 2,069sq.ft
- Energy Rating: F

With views of the iconic Happisburgh lighthouse, this home is perfectly placed for anyone who loves the beach but wants to be on the inland side of the village, well back from the clifftops and surrounded by open countryside. Private yet accessible, this spacious home has so much to give.

Attractive And Impressive

This barn has a long and varied history, beginning life as an agricultural building before being used as a restaurant and later a home. The thatched and flint elevations are typical of the area and make for a characterful and attractive exterior. Inside the character continues, with exposed beams, vaulted ceilings, wooden flooring and more. The owner spent holidays in the village as a child before moving into the area with his parents. After years in London, he decided to move back and jumped at the chance to return to the village where he had so many happy memories. He was drawn by both the position, set among fields on the outskirts of the village, as well as by the character of the building itself.

Rising To Every Occasion

This is an unusually flexible home and the layout can work in many different ways to suit different purposes. It also makes this a home that can easily adapt to the changing needs of a family throughout the years. There are several entrances and a good flow between the inside and outside space, which you don't always find in barns. If you come in through the main entrance, you'll find a ground floor bathroom ahead of you with stairs to the first floor on your right. These take you to the magnificent principal bedroom, which the owner loves and has created from a mezzanine that was here before. This room would also be great as an upstairs sitting room with the best views, or even as a studio.





KEY FEATURES

Light And Character

Back on the ground floor, the main reception room is a very good size and easily large enough for seating and dining, with a feature fireplace for cold nights. Double doors open onto the main garden with a further door to the sheltered and south-facing courtyard. There's a ground floor bedroom off the sitting room, which was previously a formal dining room, then access to a further room currently used for storage. The latter could also be made into a bedroom or used as a study as it is now. As you come into the kitchen, you'll see it's the literal heart of the house, linking the thatched barn to the bedroom wing. You can step outside from here to have your morning cuppa in the sunshine in the courtyard and there's enough space for entertaining too. Beyond this, the bedroom wing has another two good-size rooms sharing a family bathroom. This wing would be great for teens or as guest accommodation.

Sunny And Secluded

The plot here is a good size, with a double garage and plenty of parking on the shingle drive, a sheltered, sunny courtyard, wrapped around on three sides by the barn, and the main part of the garden to the rear. This is totally secluded and gets both the morning and afternoon sun, so it's a lovely place in which to sit out and relax, with plenty of space for children to run around and play. It's safely enclosed and bordered with mature trees. You're right on the edge of the village here, a short walk from the pub and from the clifftops, as well as walking distance from the village primary. Happisburgh is a popular spot with tourists, but you're outside the centre, so it's quiet here throughout the year. Take your pick from the dog walks, cycling trails and sandy beaches across the area, or head to nearby Stalham or North Walsham for all your amenities.







Café Choco
Pâtis au Jambon
Moules frites
€ 12
Tortilla de Grand
et légumes
€ 20
bon appétit!





Café Choco
Pâtis au Jour
Moules - Frites
€ 17
Cocotte de Canard
et légumes
€ 20
Doux appoint /

















INFORMATION



On The Doorstep

Happisburgh is situated near to the Norfolk Broads. From here you can explore the wealth of broads and backwaters at one's leisure. Wroxham boasts the Roys of Wroxham department store, individual boutiques, a range of eateries, banks and tourist attractions. The Norfolk coast is an area of outstanding natural beauty and is close at hand with a number of golf courses and other leisure facilities close by.

How Far Is It To?

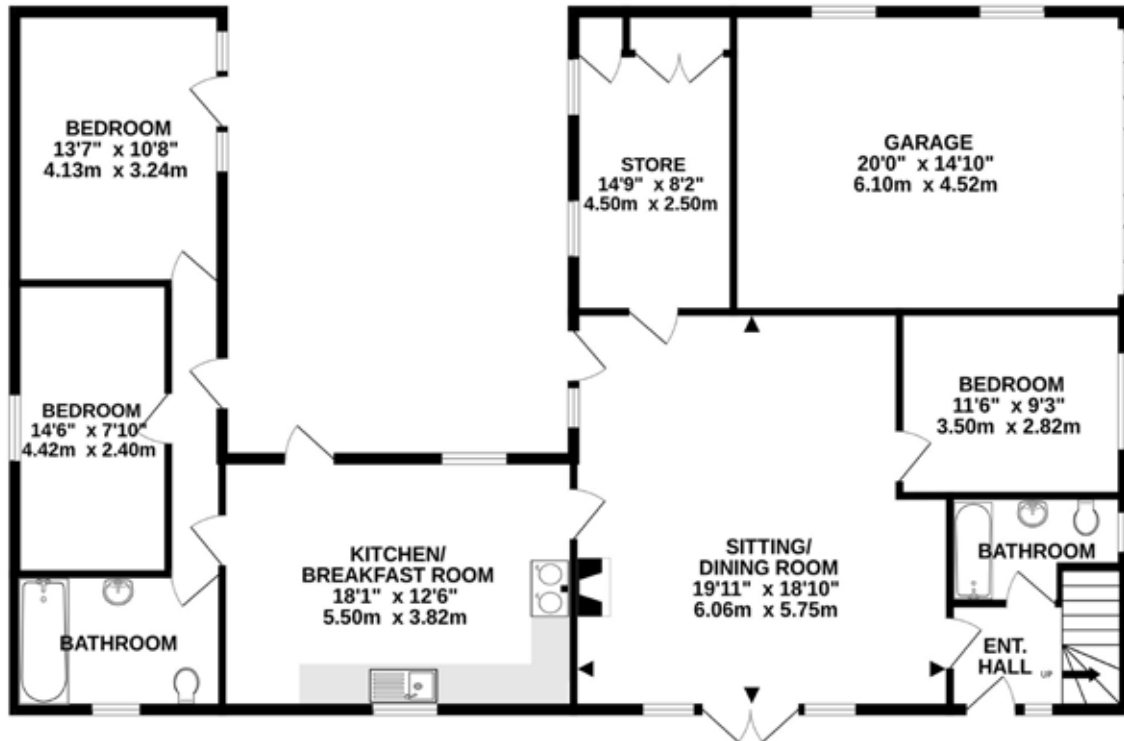
From Happisburgh you have easy access to the Cathedral City of Norwich which is approximately 15 miles to the south west with its large array of cultural and leisure facilities, including Chantry Place shopping centre, bars, restaurants, theatres and cinemas. There are a number of good schools in both the state and private sectors as well as the University of East Anglia. Norwich has a main line station to London Liverpool Street with an approximate journey time of 1 hour 40 mins, also providing commuter trains to Cambridge. There is an international airport to the north side of the city and access to most major trunk roads. From the A11 Newmarket Road, Cambridge lies approximately 60 miles to the south-west and Newmarket 47 miles.

Directions

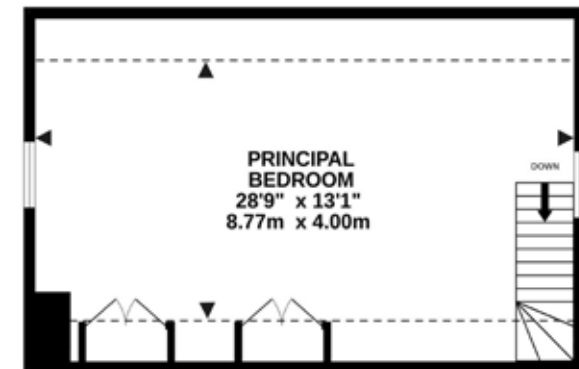
Leave Norwich on the A1151 Wroxham road passing through Wroxham and prior to reaching Stalham take a left at the junction onto the B1159 signposted Happisburgh. At the next junction turn left. Continue along the B1159 and then turn right onto Vicarage Road and continue onto Happisburgh Road. This road turns left and becomes Whimpwell Green Road. Turn left onto Whimpwell Street and the property will be on the left hand side.

Services, District Council and Tenure

Oil Central Heating, Mains Water, Mains Drainage
North Norfolk District Council – Council Tax Band D
Freehold



GROUND FLOOR
1575 sq.ft. (146.3 sq.m.) approx.

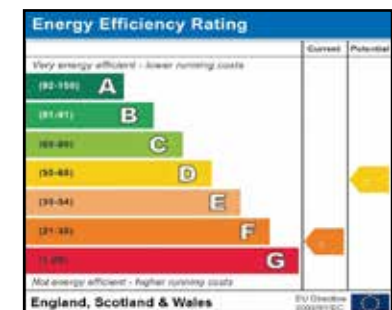


1ST FLOOR
495 sq.ft. (45.9 sq.m.) approx.

TOTAL FLOOR AREA : 2069 sq.ft. (192.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, all measurements are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only. www.norfolkpropertyphotos.co.uk
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