



THE STORY OF

Mulberry House

East Runton, Norfolk

SOWERBYS

S

THE STORY OF

Mulberry House

4 The Paddock, Top Common,
East Runton, NR2L7 9PR

Beautiful Quiet Coastal Location

Minutes Walk to the High Street for the
Local Independent Shops and Pubs

Quick Access to the Beach and Plenty of Countryside Walks

Four Bedrooms and Two Bathrooms

Large Reception Rooms

Double Garage

Large Garden with Studio Office

SOWERBYS HOLT OFFICE
01263 710777
holt@sowerbys.com



“We love sitting on the veranda, looking at the garden with views over the common and woodland beyond.”

Commanding a superb spot at the top of The Paddock, Mulberry House is just off from the Common in East Runton and is only a short walk to the high street where you can find a conventional butchers, a traditional pub and the all-important fish and chip shop. There is access beyond the high street to the beach and coastal path, where East Runton makes some incredible and intriguing additions to the history of the north Norfolk coast.

Mulberry House has been renovated to a fantastic standard and has served

as a much-loved home for a young family. Its living space on the ground floor is configured brilliantly to cater to social spaces with a large sitting room, conservatory and a very generous kitchen/dining room which suits family life tremendously.

Ascending to the first floor there are four generously sized bedrooms, all with built-in storage. As well as a family bathroom and an en-suite to the principal bedroom, there is great scope to add a further en-suite to a neighbouring bedroom - should the need arise.

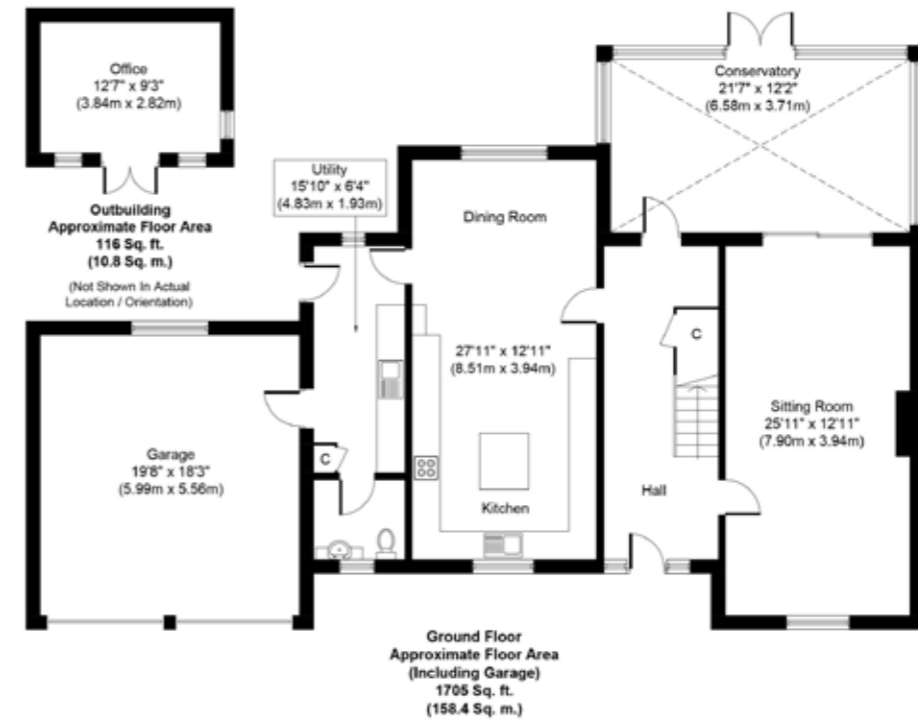




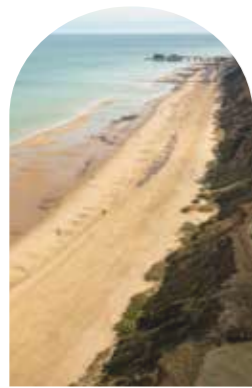
Outside, there is plenty of parking for a handful of cars and the integral large double garage presents a great opportunity for conversion (STPP). The patio to the rear offers a charming spot to enjoy evenings spent in the garden and works in tandem with the large conservatory which shares a great view across the garden, with the newly built studio which is currently set up as a home office.

Mulberry House is an exciting opportunity to acquire a low-maintenance, modern property right in the centre of the north Norfolk coastline, with a plethora of woodlands walks to the south, and quick beach access to the north. This house provides perfectly for any family wishing to call this beautiful part of the world home.





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.



ALL THE REASONS

East Runton

IS THE PLACE TO CALL HOME



East Runton is between the Victorian seaside resorts of Cromer and Sheringham.

It's a pretty coastal village which runs into West Runton with its independent Beeston Hall School. It has a duck pond and a village green. On the edge of the village there is a general store, a newsagents and two pubs. There are good road connections and nearby in West Runton is a small railway station with regular services to Norwich. Also nearby at West Runton is the home of the Hillside Shirehorse Centre.

With an elegant pier, Pavilion Theatre and grand Victorian villas, many with panoramic views over the pebble and sand beach, it's easy to see why nearby Cromer has perennial appeal to staycationers and permanent residents alike. Banksy recently visited the town on a headline-making 'spraycation' which focused the media's attention on the east side of the Norfolk coast, and in recent years there has been a regular flow of



relocaters from the capital and home counties looking for a life by the sea.

This, in turn, has triggered an 'on the up' momentum for the area and seen fabulous start-up businesses breathe new life into the streets surrounding the town centre. Spend a morning exploring the pretty boutiques and follow the lanes towards the seafront to pick up a Cromer crab – widely regarded as one of the best found in English waters, the eight-legged crustacean still provides a major source of income for the town's fishermen and simply served with bread makes an unbeatable lunch or supper!

Or push the boat out with fish and chips from No 1 Cromer, Galton Blackiston's award winning Cromer eatery perched on the clifftop. Treat yourself to a relaxing lunch at the Upstairs Restaurant where stunning sea views meet tasty seafood, or join the queue downstairs and enjoy your takeaway sitting on the wall as the seagulls soar above you for a fully immersive 'beside the seaside' experience. Follow the slope down from the clifftop to the beach and walk the shoreline or practise your hand at an afternoon skimming stones out to the horizon line.

With a good selection of schools it's easy to see the appeal of this gorgeously gentrified town for young families as a place to put down roots. Come discover if it's the place for you too...

Note from the Vendor



“This home is in a great location for dog walks, running and cycling with easy access to the beach and woodlands.”

THE VENDOR



SERVICES CONNECTED

Mains water, electricity, drainage and gas central heating.

COUNCIL TAX

Band F.

ENERGY EFFICIENCY RATING

D. Ref:- 2700-7939-3022-9428-0673

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: ///miles.endearing.remake

These particulars and measurements whilst believed to be accurate, are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give representation or warranty in respect of the property.

SOWERBYS



Sowerbys Estate Agents Limited is a company registered in England and Wales, company no: 05668606. Registered office 54 Westgate, Hunstanton, Norfolk, PE36 5EL