

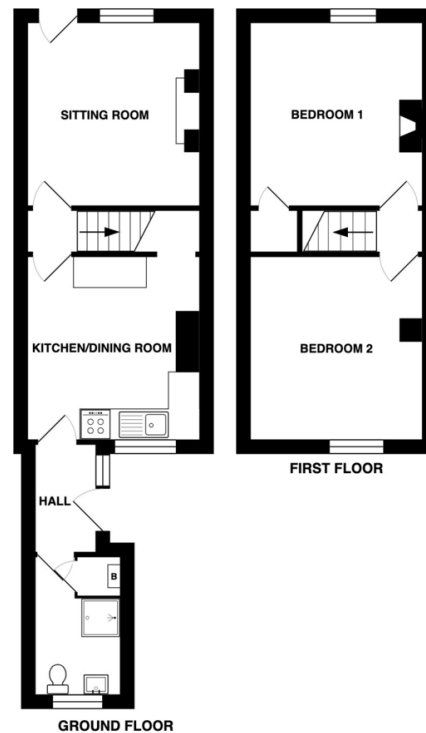
Important Agent Note

Intending purchasers will be asked to provide original Identity Documentation and Proof of Address before solicitors are instructed.

We Are Here To Help

If your interest in this property is dependent on anything about the property or its surroundings which are not referred to in these sales particulars, please contact us before viewing and we will do our best to answer any questions you may have.

Floor Plan



Total Area: 64.0 m² ... 689 ft²
All measurements are approximate and for display purposes only

Directions

From the roundabout at the centre of Sheringham, proceed along the A149 Coast Road towards Cromer. Upon reaching the centre of the village, turn right into The Hurn, just before the junction. This is a private road. Follow the road around, keeping to the left fork and you will find a parking space marked The Hurn on the right and the property will be opposite.

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The Owner authorises Watsons and Yellow Brick Mortgages Ltd to process their personal information for the purposes of providing services associated with the business of an estate agent in accordance with their privacy policy (copies of which are available on request) but specifically excluding mailings or promotions by a third party.

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home for sale

**Hurn Cottage, The Hurn,
West Runton, NR27 9QS**

Guide Price

£325,000

Freehold

A charming end terraced Victorian cottage, situated in a tucked away location in the centre of this beautiful North Norfolk coastal village.

- Ideal Permanent or Holiday Home
- Some Character Features
- Two Reception Rooms
- Two Double Bedrooms
- Shower Room
- Easy to Maintain Gardens, Front and Rear
- Summerhouse
- Designated Off Road Parking
- Short Stroll to Train Station, Shops and Beach
- No Onward Chain
- (Ref: TB23031)

Viewing strictly by
prior arrangement
with the agents

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Regulated by RICS



Location

West Runton is a charming village situated on the North Norfolk coast, between the National trust woodland of Beeston and West Runton Heath and the sea. The village straddles the A149 North Norfolk coast road and is 2½ miles west of Cromer and 1½ miles east of Sheringham.

The village is served by several public transport routes, with a bus service to Norwich, Cromer and Sheringham, and a rail service from its station, where the Bittern Line runs a frequent service between Norwich, Cromer and Sheringham. There are several shops in the village which include a newsagent/general store, a post office/village store, café, furniture upholsterer, camping shop, garage and a fancy dress/costume shop. The village also boasts several good places to eat such as the Links Hotel, Rocky Bottom, The Pepperpot and the Village Inn. West Runton has a fantastic blue flag beach which is a designated Site of Special Scientific Interest (SSSI) is part of the Deep History Coast and is home to the largest chalk reef in Europe, popular with divers and beach combers alike.

Description

This charming end terraced Victorian cottage, is situated in a lovely tucked away location in the centre of the village, convenient for all of the village's many amenities including shops, restaurants, pub, café, The Links golf course and the train station. There are lovely walks nearby along the beach, on the common and up into West Runton & Beeston Regis Heath which is run by the National Trust.

The property retains some character features and includes a lovely kitchen/dining room, sitting room, ground floor shower room and two double bedrooms. It has been decorated with a nod to the period and includes some part panelled walls, cottage style kitchen, natural oak doors, picture rail and a lovely cast iron fireplace in the bedroom. There are low maintenance gardens to the front and rear and the addition of an insulated timber cabin/office with power and light, provides a useful space and includes space and plumbing for a washing machine. There is a designated parking space on The Hurn and visitors can usually find parking on The Hurn. Other benefits include a gas fired boiler providing central heating and domestic hot water and some uPVC double glazing.

The property is offered with no onward chain and an internal viewing is highly recommended to fully appreciate all that this lovely home has to offer.

The accommodation comprises:-

Part glazed timber door to:-

Rear Entrance Hall

Radiator, single glazed window to patio area, door to kitchen, further door to:-

Shower Room

9' 0" x 5' 6" (2.74m x 1.68m) Fitted with a white suite comprising pedestal hand basin, low level W.C., corner shower cubicle with electric shower over, heated towel rail, wall mounted units, part panelled walls, tiled floor, rear aspect single glazed window and built-in airing cupboard housing gas boiler providing central heating and domestic hot water.

Kitchen

11' 11" x 11' 3" (3.63m x 3.43m) Sympathetically fitted with a cottage style base unit, wood block and marble working surfaces over, matching wall unit, single bowl/single drainer sink with mixer tap, space and plumbing for a slimline dishwasher, space for fridge/freezer and space for a gas cooker, part panelled walls, part glazed door to:-

Inner Hall

Single glazed window to southerly aspect, opening to shelved pantry, stairs to first floor, door to:-

Sitting Room

11' 11" x 11' 2" (3.63m x 3.4m) Brick fireplace with pamment tiled hearth, uPVC double glazed window to north aspect, part glazed door with stained glass window panels to garden, satellite cables, picture rails, radiator.

First Floor

Landing

Hatch to loft, painted oak doors to bedrooms.

Bed room 1

12' 5" x 11' 3" (3.78m x 3.43m) With original cast iron fireplace, north aspect uPVC double glazed window, radiator, picture rails, built-in wardrobe.

Bed room 2

12' 0" x 11' 2" (3.66m x 3.4m) uPVC double glazed window to southerly aspect, radiator, picture rails.

Outside

There is a small garden to the front of the property which is mainly laid to gravel and planted with attractive shrubs for year round colour and interest with the backdrop of the neighbouring brick wall. A gate leads to a right of way leading to The Hurn. Please note the garden is fairly open to the properties either side. To the rear of the property is a paved courtyard garden, for ease of maintenance, which has a lovely seating area immediately outside the kitchen. The paving then leads past the insulated timber CABIN/OFFICE (11' 1" x 7' 2") with power, light, space and plumbing for a washing machine, sealed unit double glazed French doors and four windows to the garden and is fully panelled with hardboard. This is a useful space from which to enjoy the garden in all weathers. The garden then opens up into a wider area, also paved for ease of maintenance and enclosed by fencing with a picket fence and gate leading to the parking area on The Hurn. There is a small shed and a raised bed planted with flowers.

Services

All mains services are available.

Local Authority/Council Tax

North Norfolk District Council, Holt Road, Cromer, Norfolk, NR27 9EN
Tel: 01263 513811
Tax Band: B

EPC Rating

The Energy Rating for this property is D. A full Energy Performance Certificate is available on request.