



7 Weybourne Hall Park, Weybourne

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Pointens





**7 Weybourne Hall Park,
Weybourne, Norfolk NR25 7ET**

Holt 3 miles Sheringham 3 miles

Blakeney 5 miles Norwich 20 miles

An exceptionally well appointed lodge pleasantly situated on this small, well kept development. Amenities include the village store, public house, the beach and the extensive coastal pathways, all within easy walking distance from the property.

GUIDE PRICE £179,950



THE PROPERTY

The property offered for sale is a luxurious, comfortable, detached lodge situated in a tranquil setting amongst woodland with views over an ancient mill pond. The appealing accommodation has been carefully planned and designed to provide optimum living space inside and out, whatever the season, thus giving you all the charm and appeal of the country yet including all the creature comforts of home. The lodge comes complete with an extensively fitted kitchen with integrated appliances, a stylish and light open plan living area with feature fireplace, a master bedroom with extensive fitted cupboards and a luxury en suite shower room. In addition there is a further good size bedroom and a well fitted out bathroom. The property also benefits from sealed unit double glazing and gas fired central heating. Outside, there is a decking area overlooking an ancient mill pond, allocated parking for two vehicles and wonderful, well tended communal grounds.

THE LOCATION

Weybourne is a quiet, unspoilt coastal village – a proper North Norfolk village, with brick and flint houses, All Saints Church (and remnants of the old Priory) and a village shop and post office. The Ship Inn and The Maltings Hotel offer excellent food and drink in the heart of the village. Weybourne is also lucky enough to be the only village on the Poppy Line – the restored steam railway which connects Holt with Sheringham. From the coast road, the beach road winds down to the shingle banks on Weybourne shore – a favourite with local fishermen and the start of the North Norfolk cliffs. The beach lies on the North Norfolk coastal path, an extension of Peddars Way, which runs from Hunstanton to Cromer. Two miles to the south is the Georgian market town of Holt which offers an excellent range of services and amenities. Three miles to the east is the popular seaside town of Sheringham, also with excellent amenities. Around 20 miles distant is the fine county city of Norwich from where there is a fast rail service to London, Liverpool Street.

DIRECTIONS

Leave Holt High Street via the Cromer Road. Just after Gresham's Prep. School turn left into Kelling Road. Follow this road for around 2 miles and you will enter the village of Weybourne. At the junction in front of the church turn right, the entrance to Weybourne Hall Holiday Park is on your left after around 100 yards. Proceed into the Park and No7 will be found on your left.

Steps lead up to an entrance door, leading to -

Open plan living area (22'6 x 19'6, triple aspect)

Sitting Room

Vaulted ceiling. Living flame feature gas fire with stone surround, television point, three radiators, coats cupboard. Wall and ceiling lighting. Double doors leading to -

Veranda (23'4 x 11'2)

Wooden flooring, wooden railings, outside light. The balcony overlooks the old mill pond.

Kitchen

Extensive range of fitted base units with working surfaces over. Inset one and half bowl stainless steel sink unit with mixer tap. Integrated Electrolux dishwasher, washing machine, fridge, freezer, electric oven, gas surface hob and stainless steel extractor hood. Tiled splashbacks. Further range of matching wall units with underlighting, ceiling spotlights, cupboard housing gas fired boiler for central heating and domestic hot water.

Inner Hall

Master Bedroom (11'4 x 9'5)

Extensive range of fitted bedroom furniture, radiator. Walk in shelved wardrobe.

En suite

White suite comprising wc, tiled shower cubicle with sliding door, vanity unit with basin over, stainless steel heated towel rail, fitted mirror.

Bedroom Two (9'5 x 9'1)

Extensive range of fitted bedroom furniture, radiator.

Bathroom

White suite comprising vanity unit with washbasin and wc, panelled bath with mixer tap and shower attachment, shower rail and curtain. Stainless steel heated towel rail, fully tiled walls.

Curtilage

To the front of the property there is a grassed area providing allocated off street parking for two vehicles. Attractive gardens surround the property on all sides. A pathway leads from the parking area to the rear of the property and, in turn, the decking area which is enclosed overlooks the countryside and a small stream.

General Information

Tenure: Leasehold. A new 25 year lease will be created for the new owner. The property can be used all year round but may not be a permanent dwelling. The maximum stay is 28 days out of 36. The current pitch fee is £4277.00 + vat per annum, this includes council tax.

Local Authority: North Norfolk District Council tel: 01263 513811.

Services: Mains water, electricity and drainage are connected. LPG gas central heating.

Viewing: Strictly via the sole agents, Pointens, 18 High Street, Holt, Norfolk NR25 6BH tel: 01263 711880.

Ref: H313198.

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We have not tested any heating installations, other appliances or services and it is therefore the responsibility of the purchaser, their solicitor or surveyor, to ascertain their condition and serviceability.

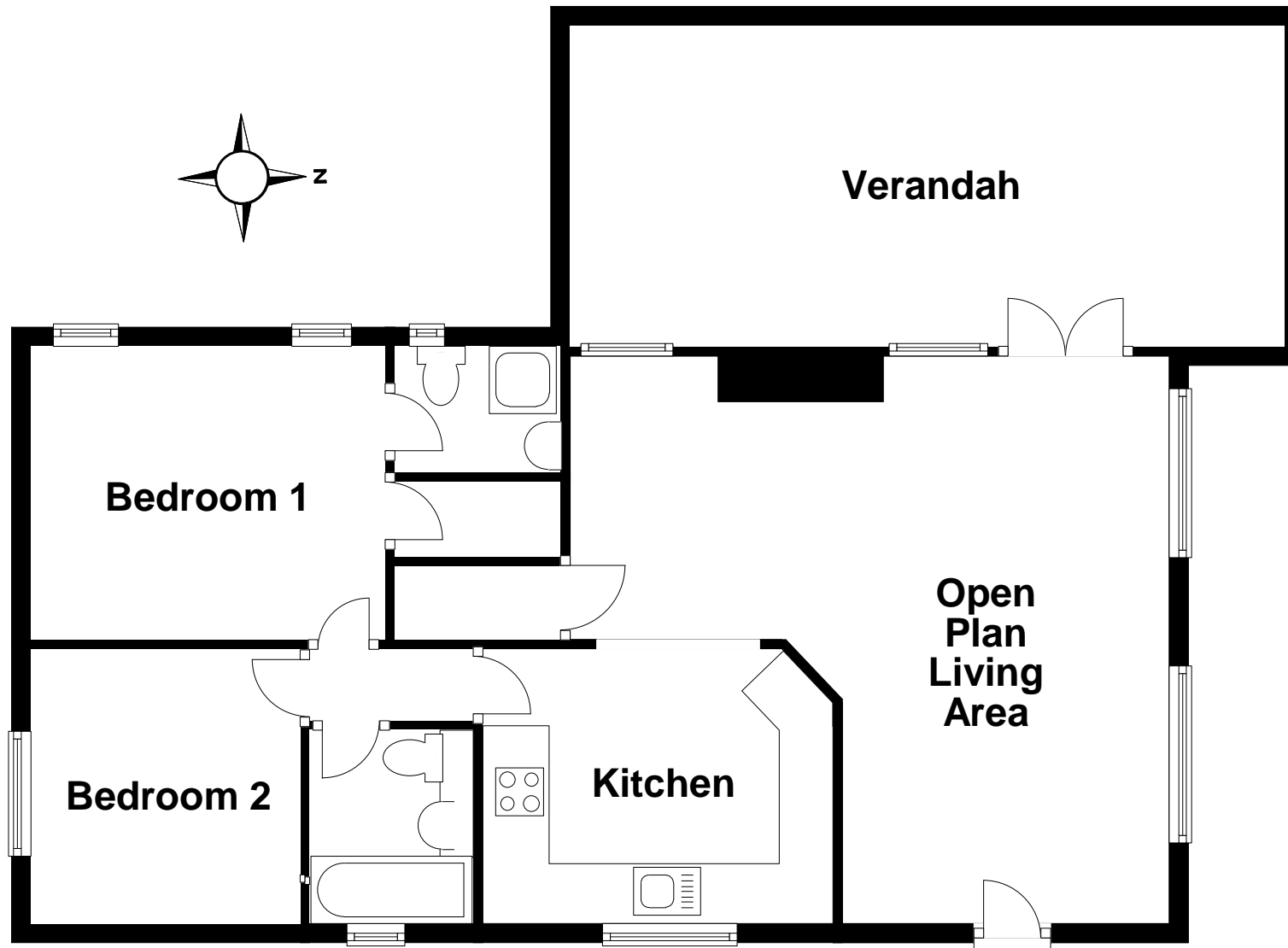
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7 Weybourne Hall Holiday Park

Approx. 92.9 sq. metres (1000.3 sq. feet)



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