

THE STORY OF

Bluebird Cottage

West Runton, Norfolk

SOWERBYS

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West Runton, Norfolk
NR27 9QS

Charming Two Double Bedroom Cottage

Exquisitely Presented Throughout

Modern Shaker Kitchen/Dining Room

Sitting Room with Wood-Burner

Utility Room and WC

Wardrobes to Bedrooms

Luxurious Bathroom

Front and Back Gardens

Pretty Outlook

Short Walk to Beach and Pub

Excellent Holiday Let Pedigree

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“Where historic charm meets coastal living.”

Bluebird Cottage is a charming mid-terraced period cottage situated in the heart of this highly sought-after village, set well back from the road beyond the green and within a short walk of the shops, beach, train and bus station.

In recent years a wide programme of refurbishments has taken place using high quality fixtures and fittings throughout to provide a home which is sympathetically combines the charm and character of the property with modern living.

The extensive refurbishments included re-felting and battens to the roof, re-

plastering and décor, new kitchen, utility room and luxurious bathroom suite, new lighting, wood-burning stove and flooring.

The original sash windows have been retained, keeping the character of the frontage intact.

The accommodation is well laid out and comprises a living room with a wood-burning stove, and a dining room leading into the fitted kitchen with a utility room off, which includes a downstairs WC.





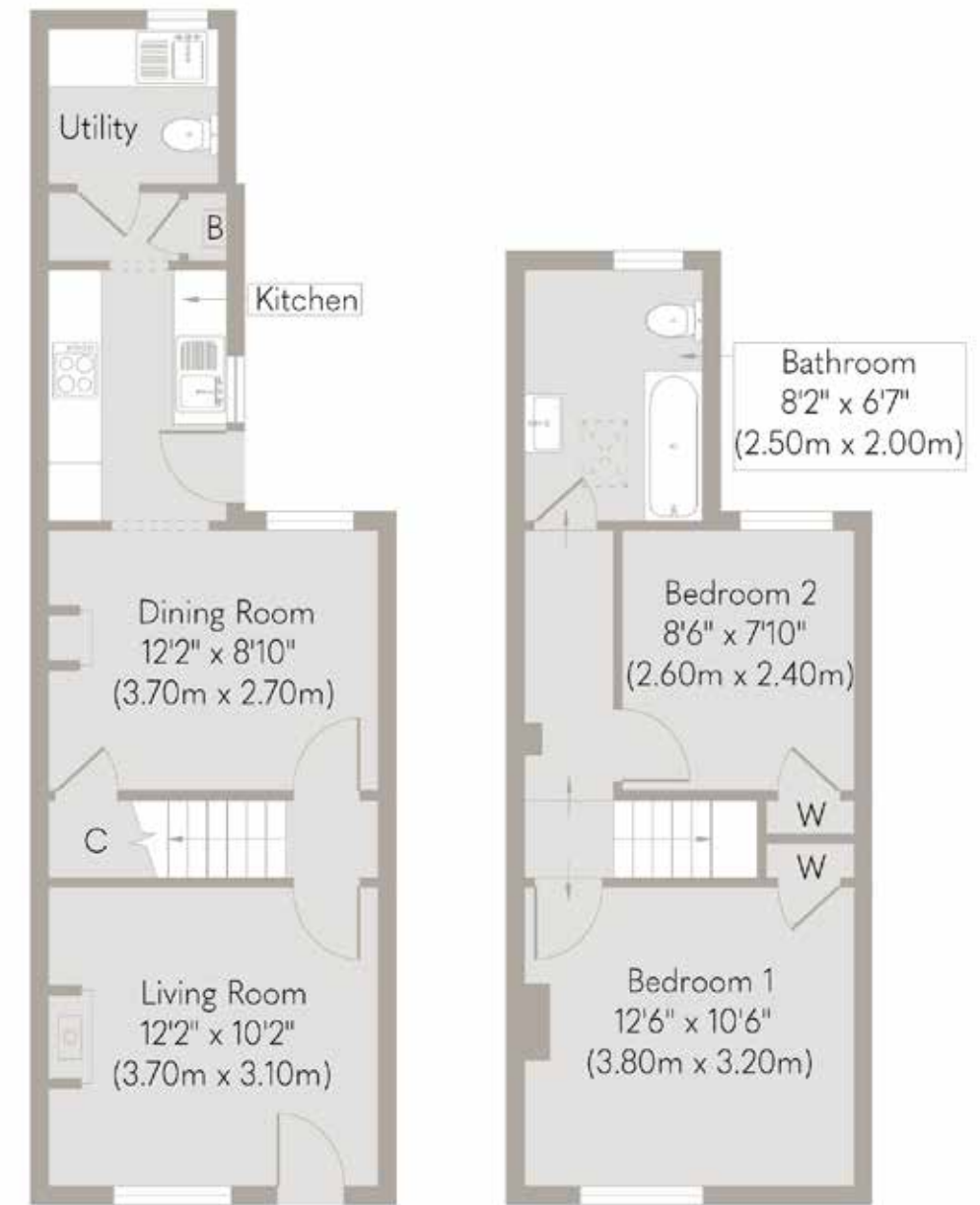
On the first floor are two double bedrooms, perfectly balanced for four guests, and a fabulous bathroom with a claw-foot bath.





There are lovely gardens to the front and rear with a right of way for the neighbours to access their gardens. There is parking available on The Hurn. This superb property is offered with no onward chain and would make a lovely ready to move into home or a superb holiday home.

Bluebird Cottage has been trading very successfully as a premium holiday let and the option to purchase the property with the contents and goodwill is available for further discussion.



Ground Floor
Approximate Floor Area
381 sq. ft
(35.40 sq. m)

First Floor
Approximate Floor Area
329 sq. ft
(30.56 sq. m)

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.

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ALL THE REASONS



West Runton

IN NORFOLK
IS THE PLACE TO CALL HOME



Nestled between the Victorian seaside resorts of Cromer and Sheringham, West Runton has good

road connections and a small railway station with regular services to Norwich. West Runton also has a pub - The Village Inn, restaurants, a post office, an independent school and village store. It also has a golf links course and there are nearby National Trust woodland walks. The village is famous for the West Runton Woolly Mammoth, a huge 6-700,000 year old fossilised elephant, discovered in the 1990s. West Runton is also home to the Hilltop 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 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. 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 cliff top. 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 cliff top to the beach and walk the shoreline or practise your hand at an afternoon skimming stones out to the horizon line.



Note from Sowerbys



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SERVICES CONNECTED

Mains water, electricity, gas and drainage.

COUNCIL TAX

Band B.

ENERGY EFFICIENCY RATING

To be confirmed.

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

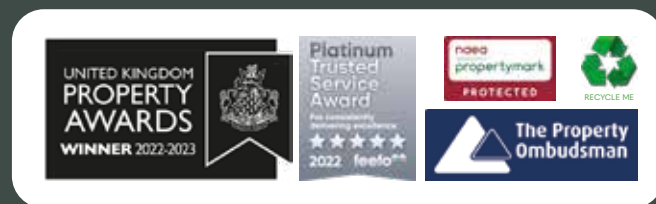
Freehold.

LOCATION

What3words: ///intestine.cools.cabin

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.

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