



THE STORY OF

Restharrow

West Runton, Norfolk

SOWERBYS



THE STORY OF

Restharrow

Boulevard Road, West Runton
Norfolk, NR27 9QL

Unique Opportunity within Coastal Village

Spacious Accommodation

Three/Four Bedrooms

Two Bathrooms

Single Garage

Low-Maintenance Front and Rear Gardens

Amenities within Easy Walking Distance

Field and Coastal Views

SOWERBYS HOLT OFFICE
01263 710777
holt@sowerbys.com





Located in the charming village of West Runton, Restharrow offers an unparalleled lifestyle of convenience and tranquillity. Situated on a private road, this detached home is a 3 minute walk (approximately) from essential amenities including bus stops, shops, a restaurant, and a lovely village pub. The train station and golf course are 5 minutes away (approximately), while the stunning beach and National Trust woods can be reached in a 10 minute walk (approximately), making this property ideally situated for both relaxation and daily convenience.

The property itself sits in the most idyllic of positions, boasting a spacious front garden with a driveway and single garage that provides ample parking space for approximately three cars.

Having started out as a home built on the garden plot of the house next-door, Restharrow features a very spacious and welcoming layout, perfect for a family or those seeking a serene retreat. For the last twenty-one years, this has proven to be the most ideal home for the current owners. The interior offers generous living spaces with vast windows to allow plenty of daylight, and includes four well-proportioned bedrooms and two bathrooms, ensuring all the comfort and practicality you could wish for.

To the rear of the property, a low-maintenance garden presents a picturesque setting with beautiful field views extending towards the coastline. This serene outdoor space is perfect for outdoor dining, entertaining, or simply unwinding, while soaking in the natural beauty of the surrounding landscape with a seamless connection to indoors via the large, sliding, patio door off the kitchen. Whether you're a nature enthusiast or looking for a peaceful place to call home, Restharrow promises a lifestyle that blends comfort, convenience, and stunning scenery.



Without doubt, the best place we've lived...
S





First Floor
Approximate Floor Area
418 sq. ft
(38.81 sq. m)



Ground Floor
Approximate Floor Area
1,127 sq. ft
(104.66 sq. m)

Garage
Approximate Floor Area
131 sq. ft
(12.21 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.

Copyright V360 Ltd 2023 | www.houseviz.com

West Runton

SCENIC VILLAGE WITH FOSSIL-RICH CLIFFS AND BEAUTIFUL BEACHES

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 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.



Note from the Vendor



West Runton.

“Even in the height of summer the National Trust woods is always lovely and quiet.”



SERVICES CONNECTED

Mains water, electricity, gas, drainage and broadband. Gas-fired central heating.

COUNCIL TAX

Band E.

ENERGY EFFICIENCY RATING

E. Ref:- 0390-2486-9360-2324-5931

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: ///including.dolphin.handle

AGENT'S NOTE

Some items are included in the sale, whilst other items are available to purchase. A full list of items is available via Sowerbys.

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

To mark our 30th anniversary year, we're making a donation to these Norfolk charities every time we sell a home

Nelson's
Journey

 St Martins
more than a home
for the homeless

 mind
Norfolk and
Waveney

 Cancer
Charity
— EST. NORFOLK 1983 —

 East Anglian
Air Ambulance

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

