



Mill End, Weybourne

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Pointens





**Mill End, Beach Lane, Weybourne  
Norfolk NR25 7SR**

Norwich 25 miles, Blakeney 6 miles

Holt 3 miles

Mill End is a truly unique period home situated in an idyllic location tucked away just off the beach road. Both the beach and the extensive coastal paths are quite literally a stroll away.

**Guide Price £450,000**



## THE PROPERTY

A rare opportunity to purchase a highly unique coastal property with views of the sea. Traditionally constructed of mellow red brick and flint under a pantile roof, Mill End is a stylish and imaginative conversion being part of a former water mill and is quite literally a stone's throw from the beach and coastal walks. In superb condition throughout, the upside down accommodation comprises an entrance hall, a light and airy sitting/dining/kitchen area on the first floor. On the ground floor there are two good size bedrooms and a family bathroom. The property enjoys the benefit of modern electric radiator heating and all the windows and doors have recently been replaced with modern stylish units. Outside, the property is approached through a wooden gate and over a wooden bridge over a picturesque stream and this leads to a garden area with a raised terrace. To the front and side of Mill End is a first floor balcony with a dining area and views to the sea. Adjacent to Mill End there is allocated parking for two vehicles.

## LOCATION

The pretty, unspoilt coastal village of Weybourne is situated on the North Norfolk coast which is designated as an Area of Outstanding Natural Beauty and is renowned for its spectacular coastline, fantastic wildlife, miles of glorious beaches, seaside communities and a beautiful hinterland of rolling countryside and picturesque market towns and villages. The village has a good range of amenities to include a recently refurbished Village Store and Café, an active village hall and the popular public house, The Ship Inn. The Pheasant Hotel is close by in the village of Kelling. Beach Road gives access to the shingled beach and its popular clifftop walks and the coastal path. Three miles to the east is the popular seaside town of Sheringham with its extensive range of amenities and sandy beach. Three miles to the south is the Georgian market town of Holt, the centre of which comprises mainly individual shops and businesses where a friendly and personal service still remains. The town is also home to Gresham's Public Schools. The county city of Norwich is around twenty miles away from where there is a fast rail service to London (Liverpool Street) and an international airport via Schipol (Amsterdam).

## DIRECTIONS

Leave Holt via the old Cromer Road. Just after Gresham's Preparatory School turn left into Kelling Road (signposted Weybourne 3 miles). Follow this road and you will enter the village of Weybourne. Continue to the T junction in front of the church and turn left, then right, opposite the Ship Inn, into Beach Lane. Just before arriving at the beach you will find Mill End signposted of to the right.

## ACCOMMODATION

The accommodation comprises -

A front door leading to:-

### Entrance Hall

Staircase to first floor. Cupboard under housing a hot water tank. Coat pegs. Vaulted and timbered ceiling, pamment floor, slatted blind.

### Bedroom One (11'2 x 8'9 Double Aspect)

Fitted double wardrobe. Modern Dimplex electric radiator, slatted blind.

### Bedroom Two (11'2 x 8'7)

Fitted cupboard. Modern Dimplex electric radiator, slatted blind.

### Family Bathroom

Recently refurbished to a high standard and comprising a panelled bath with fitted shower screen and shower over. Wc. Pedestal washbasin. Stainless steel heated towel rail. Modern Dimplex radiator, slatted blind, Pamment floor.

### First Floor

#### Open plan Sitting/Dining/Kitchen area (17'9 x 13'10, double aspect)

Modern wood burner. Two modern Dimplex electric radiators. Telephone and TV point. A door leads to a first floor wooden balcony and dining area to the front of the property, with steps leading down to the garden. Vaulted and timbered ceiling with a Velux window.

### Kitchen Area

Range of newly fitted base units with work surfaces over. Inset one and a half sink with mixer tap. Electric oven, ceramic induction hob, with extractor hood over, fitted fridge, wine fridge and washer/dryer, dishwasher. Tiled splashbacks. Fitted shelving.

## Curtilage

The property is approached via a wooden gate leading to a pathway and a wooden bridge over a small picturesque stream that once formed part of the watermill. The path then leads to the side of the house and a patio area which wraps round the front of the property. There is also a lawned area, inset shrub beds, a raised terrace al-fresco eating area and a covered log store. Adjacent to Mill End there is allocated parking for two vehicles.

## General Information

**Tenure:** Freehold.

**Services:** Mains water and electricity and drainage are connected.

**Local Authority:** North Norfolk District Council, tel: 01263 513811

**Council Tax Band:** Band B (£1726.05—2024/25)

**Energy Performance Certificate Band:** Band E.

**Viewing arrangements:** Strictly via the sole agents, Pointens Estate Agents, tel 01263 711880.

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**Agents Notes:** Intending purchasers will be asked to produce original Identity Documentation and Proof of Address before solicitors are instructed.

## Important Notice

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These particulars have been prepared in accordance with the Property Misdescriptions Act 1991 and they are intended to give a fair and substantially correct general description of the property for the guidance of intending purchasers, and they do not constitute part of an offer or contract.

Please note that: Photographs may have been taken with the use of a wide-angle lens

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.

Intending purchasers, particularly those who will be travelling some distance are advised to check with us first on the availability of the property and on any points which are of particular importance to them.

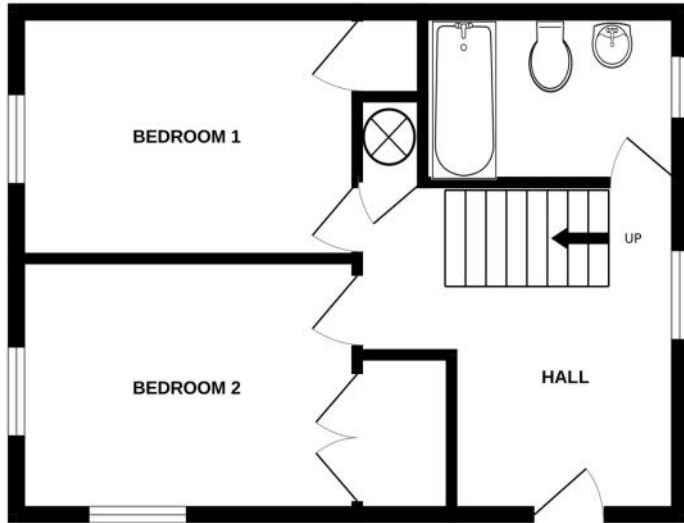
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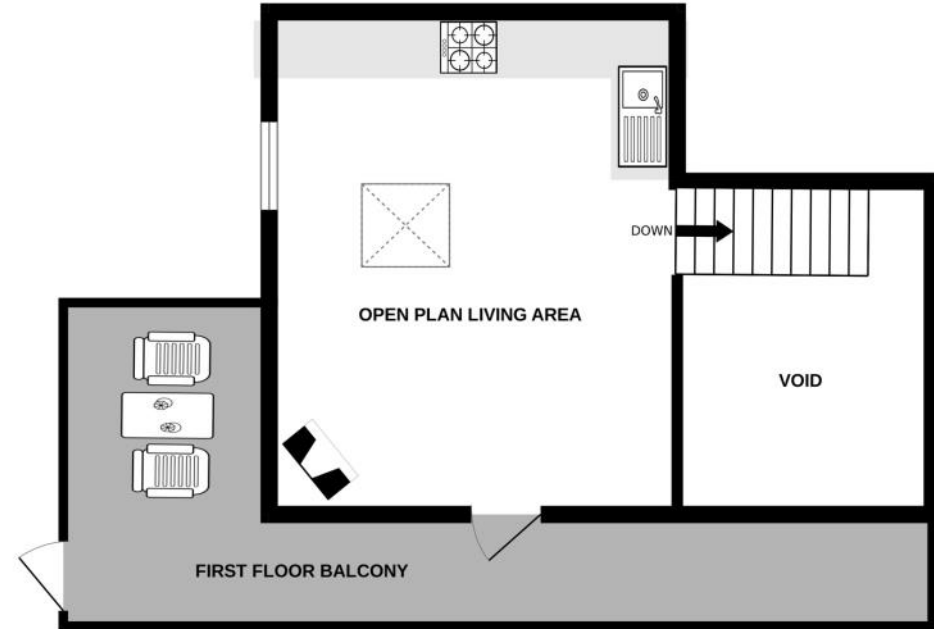




GROUND FLOOR  
387 sq.ft. (36.0 sq.m.) approx.



1ST FLOOR  
334 sq.ft. (31.0 sq.m.) approx.



MILL END, OFF BEACH LANE, WEYBOURNE, NORFOLK NR25 7SR

TOTAL FLOOR AREA : 721 sq.ft. (67.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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. 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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