



Seacroft, Mill Lane, Bacton, Norfolk, NR12 0HS





### Property Features

- Imposing Detached House
- Nine Bedrooms (Six En-Suite)
- Generous Accommodation
- Lookout with Sea Views
- Gardens & Ample Parking
- Business Opportunity

**Lookout! We really do mean lookout, as this former bed & breakfast has its own lookout offering stunning uninterrupted sea views and is only yards away from some of the best sandy beaches North Norfolk has to offer. Seacroft is an exceptionally spacious and highly individual nine bedroom landmark property which is undergoing a programme of updating and refurbishment throughout by the current vendors. The versatile accommodation would appeal for a range of uses including reverting back to a guest house or as a conversion project, subject to consents. Outside diverse gardens surround the house which also has ample parking. All in all a real gem of the Bacton coastline which must be viewed to fully appreciate. EPC Rating E.**

### UPVC DOUBLE GLAZED ENTRANCE DOOR INTO:

#### ENTRANCE PORCH

9' 10" x 6' 5" (3m x 1.96m) Coat hooks, shelf, glazed side and top panels to glazed inner door into:

#### GAMES/DINING ROOM

22' 3" maximum x 20' 0" maximum (6.78m x 6.1m) L-shaped room with UPVC double glazed windows and French doors overlooking and leading to gardens, three radiators, herringbone wood flooring, bar area with shelving, mirror, drawers and lighting over; part pine panelled walls, wall lights, ceiling light points, glazed panels and doors to the sitting room, door to inner hallway.

#### SITTING ROOM

23' 2" x 13' 7" maximum (7.06m x 4.14m) UPVC double glazed window and French doors to garden, two radiators, feature marble fireplace surround with mantel, tiled insert and hearth; shelving and display cupboard into chimneybreast recess, TV point, dado rail, carpet and timber flooring, wall lights, two ceiling light points.





### INNER HALLWAY

Radiator, staircase to first floor, burglar alarm point, under stairs storage cupboard, wall lights, carpet, doors to:

### DINING ROOM

13' 1" x 11' 0" (3.99m x 3.35m) UPVC double glazed window to rear lobby/porch, radiator, fitted cupboard with shelving, chimney breast recess, exposed timber floorboards, telephone point, two ceiling light points, door to kitchen.

### INNER LOBBY

Doors to cloakrooms and rear porch.

### CLOAKROOM 1

UPVC double glazed window, close coupled WC, pedestal hand basin, laminate flooring, part tiled walls, ceiling light point.

### CLOAKROOM 2

UPVC double glazed window, close coupled WC, pedestal wash basin, fitted cupboard with shelving, part tiled walls, laminate flooring, ceiling light point.

### BEDROOM

11' 1" x 9' 6" (3.38m x 2.9m) Sash window, glazed double doors to conservatory, radiator, ceiling light point, door to en-suite with shower cubicle, WC and wash basin.

### FITTED KITCHEN/BREAKFAST ROOM

19' 1" x 10' 1" (5.82m x 3.07m) UPVC double glazed windows, extensive range of matching base and wall mounted cupboards and drawers, rolled top laminate work surfaces with one and half bowl stainless steel sink and drainer, Zanussi electric oven, gas cooking range with extractor hood over, integral dishwasher, space for tall standing fridge/freezer, breakfast bar with TV point over, kick board electric heater, under lighting to wall cupboards, laminate flooring, three ceiling light points, UPVC double glazed door to:

### REAR PORCH/ENTRANCE

10' 0" x 7' 2" (3.05m x 2.18m) Window and door to outside, skylight windows, tiled floor, sloping ceiling with fluorescent light, plumbing for washing machine, door to workshop.

### WORKSHOP

19' 9" x 11' 5" minimum (6.02m x 3.48m) UPVC double glazed windows, work benches, power and lighting, door to garden, separate store room.

Staircase from inner hallway up to:

### FIRST FLOOR GALLERIED LANDING

Split level and part divided by glazed panels and doors, with doors to:

### LOBBY/CLOAKROOM

Hand basin, wall light, window, close coupled WC, door to:

### BATHROOM

8' 5" x 6' 3" (2.57m x 1.91m) UPVC double glazed window, radiator, bath with shower over, pedestal wash basin, wall lights, carpet, door with steps down to:



### LINEN ROOM

UPVC double glazed window, hot water tanks, shelving, floor boards, ceiling light point.

### BEDROOM

11' 2" x 9' 8" minimum excluding recessed areas (3.4m x 2.95m) UPVC double glazed window, radiator, TV point, carpet, wall lights, ceiling light point, door to:

### ENSUITE

Shower cubicle, close coupled WC, pedestal wash basin, shaver point, extractor fan, fully tiled walls, two ceiling light points.

### BEDROOM

13' 2" maximum x 13' 0" maximum (4.01m x 3.96m) UPVC double glazed window, radiator, wall lights, carpet, ceiling light point, door to en-suite.

### ENSUITE BATHROOM

10' 3" minimum x 10' 2" (3.12m x 3.1m) UPVC double glazed window, radiator, panelled











bath, shower cubicle with Triton shower, his and hers wash basins with cupboard and drawer under, and mirror and inset lighting over; shaver point, extractor fan, vinyl flooring, part tiled walls, three ceiling light points.

#### LOBBY

Doors to:

#### BEDROOM

13' 2" x 15' 0" minimum (4.01m x 4.57m) UPVC double glazed window to front aspect with sea view, wash basin with water heater and shaver point, TV point, carpet, ceiling light point.

#### BATHROOM

11' 7" x 10' 2" maximum (3.53m x 3.1m) Split level and currently being converted with UPVC double glazed window, pedestal wash basin, close coupled WC.

#### BEDROOM

13' 2" x 10' 0" minimum excluding recessed areas (4.01m x 3.05m) Double aspect UPVC double glazed window offering sea view, radiator, TV point, wall lights, carpet, ceiling light point, door to:

#### ENSUITE SHOWER ROOM

8' 4" maximum into cubicle x 4' 7" (2.54m x 1.4m) Shower cubicle with Triton shower, close coupled WC, pedestal wash basin, shaver/light point, extractor fan, two ceiling light points.

#### BEDROOM

10' 0" x 10' 0" (3.05m x 3.05m) UPVC double glazed window to front aspect with sea view, radiator, carpet, TV point, opening to dressing room area with wash basin (water heater over and cupboards under), wall mirror with pelmet lighting, shaver point, laminate flooring, ceiling light point.

Staircase from the first floor landing up to:

#### SECOND FLOOR GALLERIED LANDING

Spilt level partly divided by glazed panels and door, with doors to:

#### BEDROOM

11' 2" x 10' 1" (3.4m x 3.07m) Window to side aspect, radiator, pedestal wash basin, TV point, shaver/light point, door into eaves, wall lights, carpet, ceiling light point.

#### BEDROOM

13' 3" x 9' 4" maximum (4.04m x 2.84m) UPVC double glazed window to side aspect with sea view, radiator, door into eaves, shaver/light point, ceiling light point.

#### BEDROOM

12' 0" x 11' 10" (3.66m x 3.61m) UPVC double glazed window to front aspect with sea view, radiator, TV shelf/point, doors into eaves, carpet, ceiling light point, door to en-suite.

#### ENSUITE BATHROOM

7' 8" x 3' 9" minimum (2.34m x 1.14m) Bath with Triton shower over, close coupled WC, pedestal wash basin with hot water heater, shaver/light point, extractor fan, fully tiled walls, ceiling light point.

#### BEDROOM

10' 0" x 7' 5" (3.05m x 2.26m) UPVC double glazed window to front aspect with sea view, radiator, TV shelf/point, carpet, ceiling light point, door to en-suite.

#### ENSUITE BATHROOM

6' 7" x 3' 8" minimum (2.01m x 1.12m) Bath with Triton shower over, close coupled WC, pedestal wash basin, shaver/light point, extractor fan, vinyl flooring, ceiling light point.

#### LOOKOUT ROOM/STUDY

17' 3" maximum x 10' 8" (5.26m x 3.25m) A WOW! factor room with UPVC double glazed windows to three sides offering the most stunning un-interrupted sea views, radiator, TV & telephone points, carpet, halogen ceiling lights.

#### OUTSIDE

The diverse enclosed gardens surround the property having a combination of lawned areas on all sides with an abundance of shrubs, plants and bushes inset into beds and borders throughout with pathways allowing access around the landscaped grounds which also includes pergolas and a brick patio. There is a feature Mediterranean style garden and an enclosed vegetable garden where there are two greenhouses overlooked from the lean to conservatory. There is a large brick store/workshop offering further development potential (subject to consents) with the adjoining former derelict garage and gated access on the other side leads to the large parking area. Direct access from the games/dining room is a further fully enclosed private lawned garden with large patio and brick barbecue, an ideal self contained area for parties and entertaining.

#### SERVICES

All main services connected. Gas fired central heating.

#### TAX BAND

Currently band 'E'

#### VIEWING

Strictly by appointment with Arnolds Keys Cromer on 01263 512026.

#### DIRECTIONS

On entering Bacton along the coast road (B1159) just before the right hand bend (opposite the Chinese restaurant) turn left into Beach Road and facing you will be the unadopted Mill Lane. Go straight towards the sea and the lane turns sharp right and follows the sea wall, continue along a short distance and Seacroft will be found on the right hand side indicated by our For Sale board.





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