



GASCHE'S, Weybourne

GUIDE £600,000



Gasche's, The Street, Weybourne, Norfolk, NR25 7SY

DESCRIPTION

A beautifully presented four bedroom detached barn with a wealth of character based in a prime location in the centre of Weybourne a short distance from the beach. The spacious accommodation comprises: entrance hall, sitting room, kitchen, garden room, utility room, study, downstairs bedroom and bathroom on the ground floor together with three bedrooms, two of which have an en suite and a wc on the first floor. The property also benefits from a cellar.

To the outside of the property is a boiler room which provides useful storage and delightfully maintained front and rear gardens together with ample off road parking.

LOCATION

The village of Weybourne is a popular holiday destination. Amenities include a village pub, shop, Church, steam railway and the Muckleburgh Tank Collection close by. The towns of Holt and Sheringham are within striking distance of Weybourne and offer a wider range of amenities and facilities.



DIRECTIONS

Leave Holt on the Kelling Road following the signs to Weybourne. Upon entering the village follow the road onto Church Street and take the turning left onto the Coast Road. The property can be found after a short distance on your left hand side.

ACCOMMODATION

Entrance Hall Front hardwood doors leading into:

Sitting Room Beamed and joisted ceiling. Inglenook fireplace with Clearview stove and tiled hearth. Illuminated recess and niches. Fitted carpet. Oak door to:



Kitchen Beamed and joisted ceiling. Aga Range - oil fired - in inglenook. Farmhouse-style units with deep glazed sink and granite worktops. Built-in Neff dishwasher and fridge. Fitted dresser. Tiled floor. Steps up and stable door to:



Utility Room Stainless steel sink unit. Fitted units. Tiled floor. Side door.

Garden Room High ceiling with exposed timbers. Three pairs of French windows with blinds onto south terrace. Tiled floor.



Hall Fitted cupboards. Tiled floor. Back door. Stairs down to:

Wine Cellar Racking.

Staircase Hall Fitted carpet.

Store Fitted carpet.

Study Shelving. French doors with blinds onto terrace. Fitted carpet.

Lobby Fitted carpet.

Dressing Room Hanging rail. Fitted carpet.

Separate W.C. Washbasin. Fitted carpet.

Guest Bedroom Joisted ceiling. Exposed flintwork. Niche with leaded lighting. Fitted wardrobe cupboard. Fitted carpet.

En Suite Bathroom Wainscot. Panelled bath with Aqualisa shower over. Low suite wc. Vanity unit. Corner cupboard. Tiled floor.

FIRST FLOOR

Landing Fitted carpet. Access to roof space.

Separate W.C Wainscot. Vanity unit. Tiled floor.

Bedroom One Fitted *hulsta* 2m bed and matching fitted wardrobe cupboards. Shelving. Fitted carpet.



En Suite Bathroom Fitted *hulsta* 2m bed and matching fitted wardrobe cupboards. Shelving. Fitted carpet.

Bedroom Two Fitted wardrobe cupboard. Fitted carpet.



Bedroom Three Fitted wardrobe cupboard. Shelving. Access to roofspace. Fitted carpet.

En suite Low suite wc. Pedestal washbasin. Glass shelf. Ceramic tiled floor.

OUTSIDE

The front garden is hedged within a paling roadside fence. There is dual access from the coast road (A149) round to the rear. Here there are two parking spaces on the east and two tandem spaces on the west. At the west gable and with external access is the Boiler Room (10'11" x 9'2") with Thermecon oil fired boiler and useful storage space. Adjacent are double doors in the flint wall that surrounds the rear garden onto the flagged terrace leading to the rear entrances.



The attractive lawned garden is bordered by a gravelled and paved pathway with shrubs and specimen trees providing shelter. The oil tank is hidden behind a timber and felt shed and an open-fronted potting shed.



Energy Performance Certificate



Gasches,
The Street,
Weybourne,
HOLT, NR25 7SY

Dwelling type: Detached house
Date of assessment: 14 November 2007
Date of certificate: 16 November 2007
Reference number: 9048-8944-6259-4733-6044
Total floor area: 256m²

This home's performance is rated in terms of the energy use per square metre of floor area, energy efficiency based on fuel costs and environmental impact based on carbon dioxide (CO₂) emissions.

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
	53	50	53

England & Wales
EU Directive 2002/91/EC

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

England & Wales
EU Directive 2002/91/EC

The environmental impact rating is a measure of this home's impact on the environment in terms of Carbon Dioxide (CO₂) emissions. The higher the rating the less impact it has on the environment.

Estimated energy use, carbon dioxide (CO₂) emissions and fuel costs of this home

	Current	Potential
Energy use	231 kWh/m ² per year	212 kWh/m ² per year
Carbon dioxide emissions	12 tonnes per year	11 tonnes per year
Lighting	£207 per year	£110 per year
Heating	£1,199 per year	£1,161 per year
Hot water	£193 per year	£183 per year

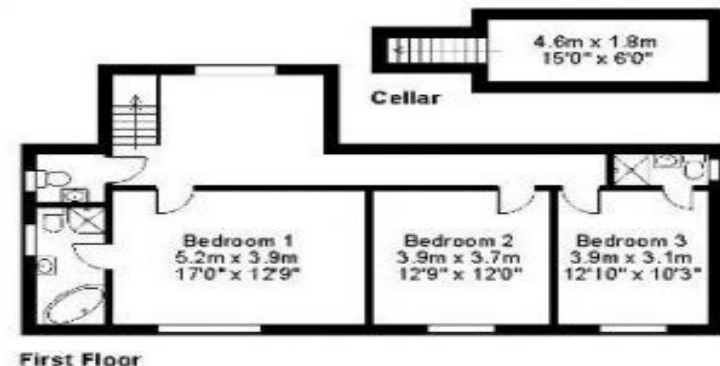
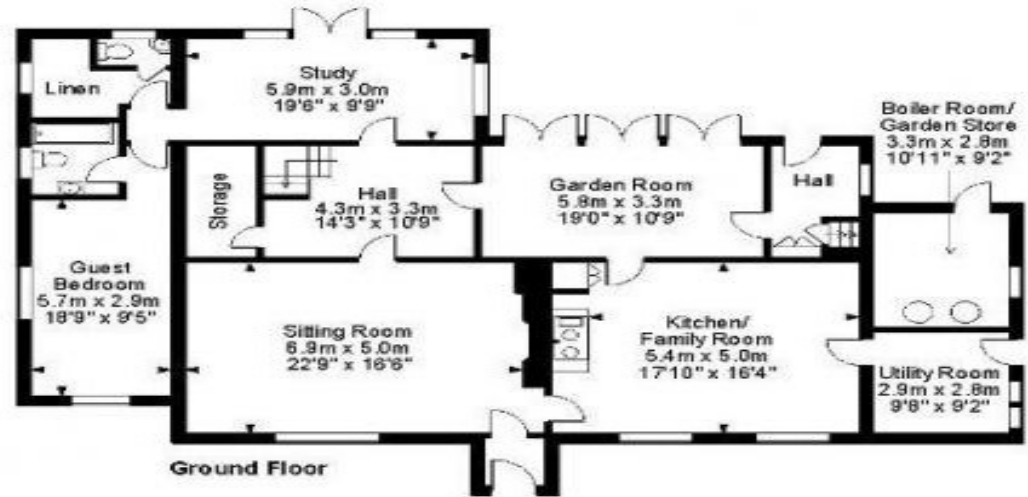
Based on standardised assumptions about occupancy, heating patterns and geographical location, the above table provides an indication of how much it will cost to provide lighting, heating and hot water to this home. The fuel costs only take into account the cost of fuel and not any associated service, maintenance or safety inspection. This certificate has been provided for comparative purposes only and enables one home to be compared with another. Always check the date the certificate was issued, because fuel prices can increase over time and energy saving recommendations will evolve.

To see how this home can achieve its potential rating please see the recommended measures.

Remember to look for the energy saving recommended logo when buying energy-efficient products. It's a quick and easy way to identify the most energy-efficient products on the market.

For advice on how to take action and to find out about offers available to make your home more energy efficient, call 0800 512 012 or visit www.energysavingtrust.org.uk/myhome

Gasche's, Weybourne
Approximate Gross Internal Area
Main House = 2884 Sq Ft/268 Sq M
Boiler Room/Garden Store = 100 Sq Ft/9 Sq M
Total = 2984 Sq Ft/277 Sq M



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