



## Midsummer House The Hurn, West Runton, Cromer, NR27 9QS

Price Guide £635,000

- Highly individual property
- Village setting close to shops and railway
- Up to four bedrooms
- Outbuildings include superb timber studio
- South facing aspect
- Wood burner supplementing gas central heating
- Two bathrooms
- Garage and off-road parking

# Midsummer House The Hurn, West Runton, NR27 9QS

Midsummer House represents a wonderful opportunity to acquire a highly individual property nestled in the heart of this popular coastal village. Enjoying a southerly aspect at the rear and overlooking delightful gardens, this is an attractive property offering adaptable accommodation with up to four bedrooms.

The property has recently been extended at the front to offer a perfect blend of characterful and contemporary living. Gas central heating is installed throughout and the windows have been replaced with UPVC sealed units. A property that may only be appreciated by a private viewing.



Council Tax Band: D



## ENTRANCE HALL

Full height UPVC window to the front, grey composite door, wood flooring, doors to all rooms, two ceiling lights, two radiators. Further half glazed door to the rear garden and patio. Stairs leading to first floor.

## KITCHEN/DINING ROOM

A great space for entertaining with a modern kitchen in Stiffkey blue, base and drawer units, with marbled quartz work surface over, inset single bowl sink unit with mixer tap, wine storage unit, built in microwave, free standing Range master cooker, central island with storage cupboard and shelving beneath, wood flooring. UPVC double glazed window to the front and side. Solid wood sliding barn door, TV point, column radiator, LED spot lighting, lovely family area with feature cast iron open fire place on marble hearth. Door to:

## UTILITY ROOM

UPVC double glazed window to the front, solid wood work top with enamel butler sink and mixer tap over. Provision for washing machine, tumble dryer and dishwasher. Radiator, wall mounted gas central heating boiler, tiled floor, UPVC double glazed door to side access. Space for fridge freezer.

## LOUNGE

Dual aspect view, with UPVC double glazed bay window overlooking the gardens and further window to the side. Solid wood flooring, feature fireplace with inset freestanding wood burner on tiled hearth, half glazed sliding barn door. Ceiling light and rose.

## STUDY/BEDROOM FOUR

Beautiful contemporary room with vaulted ceiling, UPVC double glazed full height floor to ceiling window with views over the front garden and entrance. Column radiator, solid wood flooring, obscure glazed UPVC double glazed window to the side. Velux roof light.

## BEDROOM TWO

UPVC double glazed bay window to the rear aspect with views over the garden, ceiling light and rose, radiator, carpet, cast iron feature fireplace.

## BEDROOM THREE

UPVC double glazed window to side, radiator, solid wood flooring, ceiling light and rose, feature cast iron fireplace.

## BATHROOM

Stunning contemporary bathroom with double ended tub bath and central mixer tap, low level WC, wall mounted single hand basin with mixer tap, separate shower cubicle, with glazed door and double shower head, one being waterfall shower head. Wall mounted heated towel rail, half height wooden panelling. Extractor fan and LED spot lighting.

## FIRST FLOOR

Stairs leading straight into the principle bedroom

## PRINCIPAL BEDROOM

UPVC double glazed window to the rear aspect. Two large built in wardrobe/cupboards, carpet, two wall light points, velux roof light, door to:

## ENSUITE SHOWER ROOM

Velux roof light, wall mounted heated towel rail, low level WC, vanity wash basin with storage cupboard and drawers beneath and mirror/light above. Enclosed shower cubicle with glazed door, vinyl flooring, LED spot lighting.

## OUTSIDE

A stunning setting located on a large plot, with brick weave driveway and parking for many cars, caravan and motorhome. DETACHED GARAGE with up and over electric door, power and light and personal side door access. Pathway leading to the front door and side wooden access gate leading round into the rear garden. A stunning southerly aspect garden well matured with many plants, trees and shrubs, various seating areas to enjoy the sun well into the evening, large patio area, summer house, separate LODGE which is fully insulated with power and light. There is also a garden shed and BBQ area, a private gate and pathway leads directly out onto Station Road in the village and you can easily cross over the road and pick up the Bittern Line train which takes you along to Cromer/Sheringham and Norwich.

## AGENTS NOTE

This is a Freehold property with all mains services connected, gas, electricity, water and mains drainage. The property has a council Tax band D





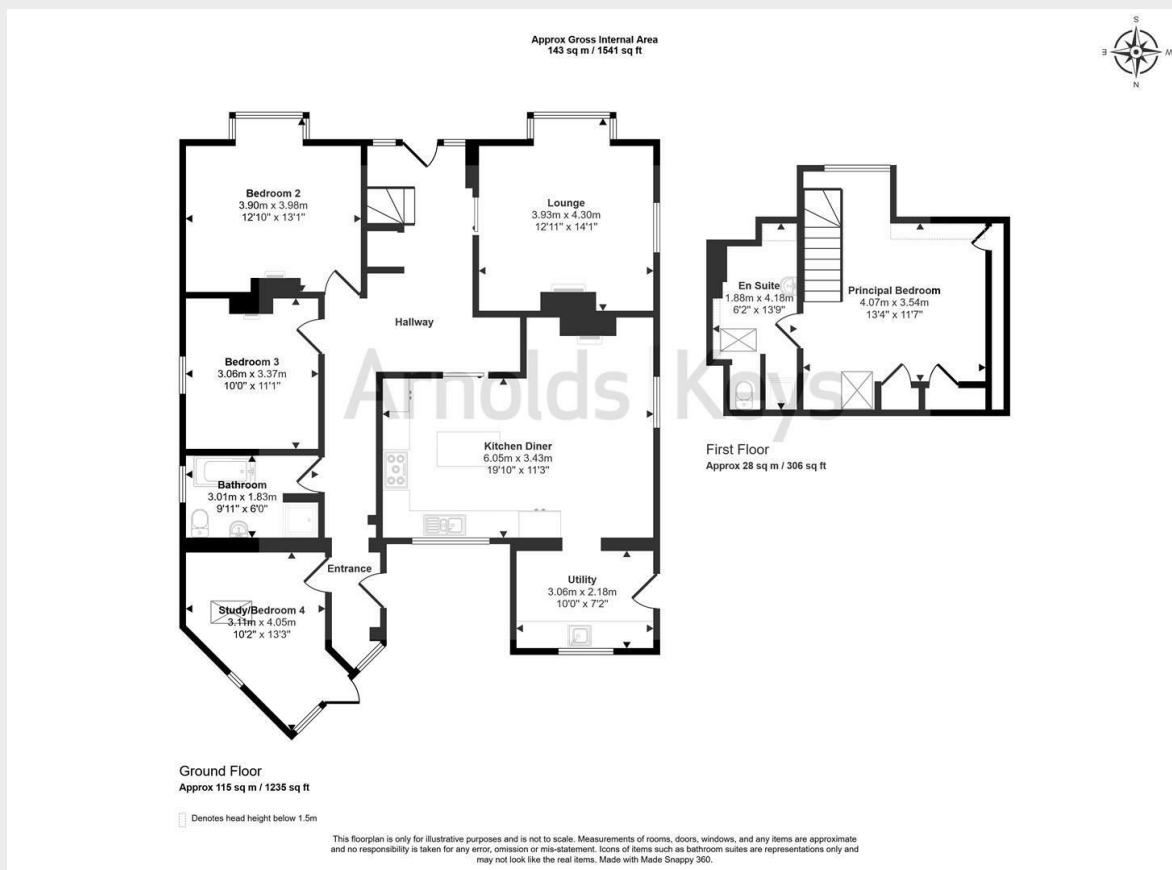
## Viewings

Viewings by arrangement only. Call 01263 822373 to make an appointment.

## EPC Rating:

### Energy Efficiency Rating

|                                             | Current                    | Potential |
|---------------------------------------------|----------------------------|-----------|
| Very energy efficient - lower running costs |                            |           |
| (92 plus) <b>A</b>                          |                            |           |
| (81-91) <b>B</b>                            |                            |           |
| (69-80) <b>C</b>                            | 70                         | 75        |
| (55-68) <b>D</b>                            |                            |           |
| (39-54) <b>E</b>                            |                            |           |
| (21-38) <b>F</b>                            |                            |           |
| (1-20) <b>G</b>                             |                            |           |
| Not energy efficient - higher running costs |                            |           |
| <b>England &amp; Wales</b>                  | EU Directive<br>2002/91/EC |           |



Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate, for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon, and potential buyers are advised to recheck the measurements. Appliances will not have been tested in all cases and we cannot confirm they are in working order.

Arnolds Keys from time to time, recommends conveyancing services. Should you decide to use them we could receive a referral fee of up to £210. Arnolds Keys recommend Yellow Brick (YB) to sellers and buyer for mortgage advice. Should you decide to use YB we could receive a referral fee of £250.

