PRICE GUIDE

£350,000

The Hurn, West Runton, NR27 9QS

Arnolds | Keys

THE PROPERTY

The Book Nook The Hurn, West Runton, NR27 9QS

The Book Nook is, quite simply, one of the finest conversions of a single storey barn being located in the heart of this highly popular coastal village. The property exudes charm and character yet has modern additions too not least the air source heating system and the powder coated aluminium sealed unit windows. The intriguing design offers flexible accommodation with up to three bedrooms and two bathrooms and includes a mezzanine floor. Currently successfully run as a holiday let, the property would be equally suitable for permanent use too with its south facing garden and off road parking.

West Runton itself is located twixt the principal towns of Sheringham and Cromer and has both bus and rail services in addition to a small selection of local shops and restaurants.

Set in the heart of the Village this is an ideal property for those seeking a home or investment of character within easy reach of all the local amenities.

2 2 1 EXEI C

THE DETAILS

Property Details

OPEN PLAN LOUNGE AREA
With fully glazed entrance door, two further full height tilt and turn windows to the side aspect, wood laminate flooring, turning staircase to mezzanine floor with bespoke shelving unit beneath. Two fitted store cupboards, one housing hot water cylinder. Open to:

KITCHEN AREA
Continuation of wood laminate flooring, range of high gloss base and wall cabinets with laminate work surfaces matching upstands and metro tiled splashbacks, window overlooking garden, inset sink unit, inset electric hob with built in oven beneath and filter hood above, integrated dishwasher and refrigerator. Leading to:

DINING AREA
Patio doors to rear garden, continuation of wood laminate flooring, glazed panel to Bedroom 2.

BEDROOM 1
Window overlooking garden, wood laminate flooring, interconnecting door to Bedroom 2, door to:

ENSUITE
Fully tiled, level entry shower area with glazed screen and mixer shower, concealed cistern w.c., wash basin, chrome heated towel rail.

BEDROOM 2
Glazed screen with blind to dining area, interconnecting door to Bedroom 1. Wood laminate flooring.

BATHROOM
Panelled bath with metro tiled splashbacks, mixer shower above with spray and rainfall heads, provision for washing machine, fitted storage shelving, wall hung vanity wash basin, tiled floor, chrome heated towel rail, concealed cistern w.c..

MEZZANINE FLOOR
With timber and glazed balustrade leading to play/study area with roof light and eaves storage space. This, in turn, leads to:

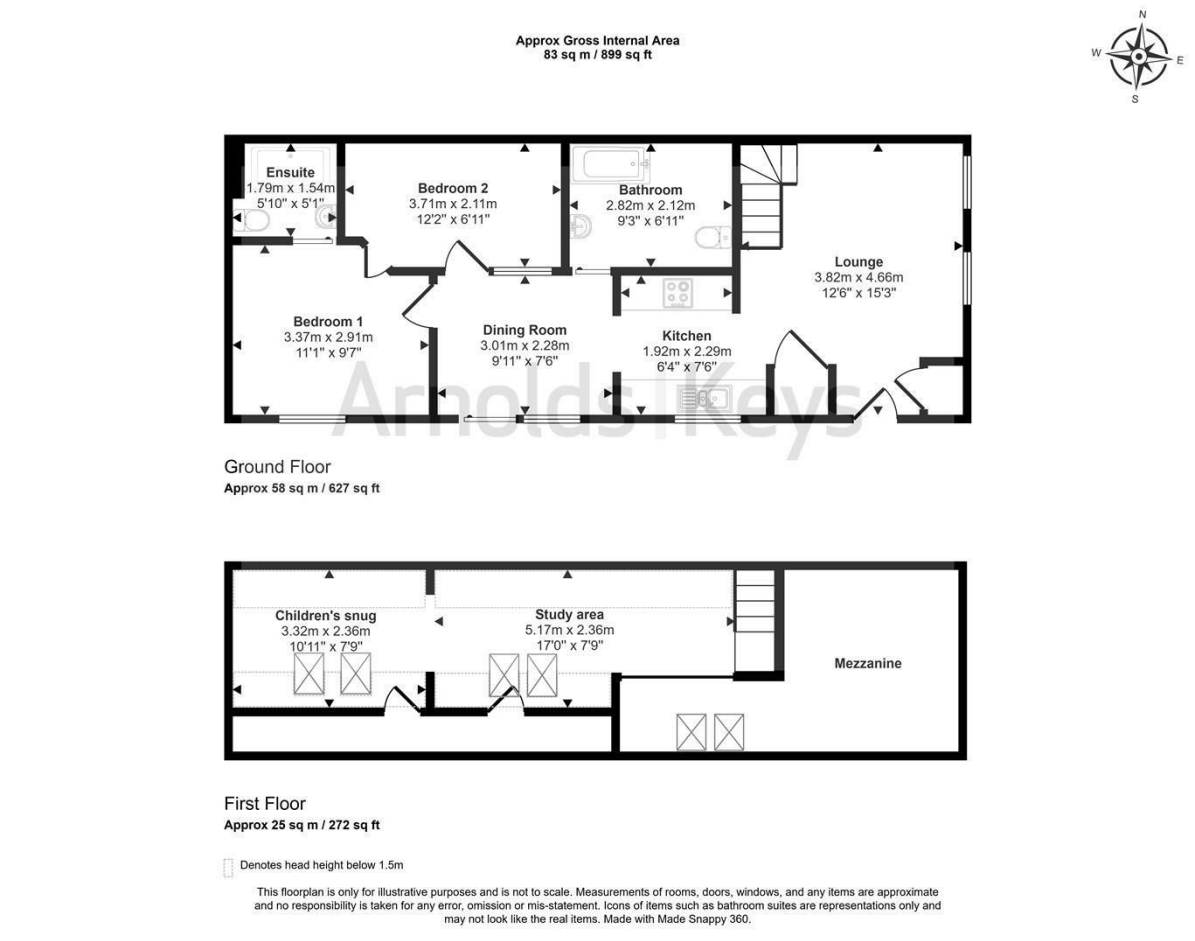
CHILDRENS SNUG
With further roof lights, access to eaves storage and provision for TV.

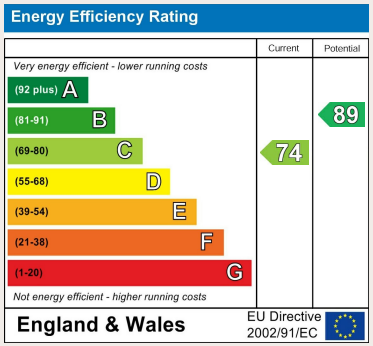
OUTSIDE
The property is approached over a vehicular access via The Hurn which leads to a gravelled parking area for at least two cars. A gated access leads to the enclosed garden which offers a patio seating area lawn and established shrub planting and fruit trees.

AGENTS NOTE
The property is freehold, has mains electricity, water and drainage connected. The property is currently commercially rated.. Viewings are restricted to changeover days which are generally Mondays and Fridays.

Location

West Runton is a charming coastal village in Norfolk, England, situated between Cromer and Sheringham. It is known for its beautiful sandy beach, dramatic cliffs and peaceful countryside. The village has a friendly, traditional atmosphere, with a selection of shops, pubs and cafés. Visitors can enjoy walking along the Norfolk Coast Path, exploring the beach and admiring the surrounding natural scenery.





Contact Us

11 Station Road, Sheringham, Norfolk, NR26 8RE
coastal@arnoldskeys.com
www.arnoldskeys.com
01263 822373

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