



1 Farm Cottages Beach Road, East Runton

Offers Over £425,000

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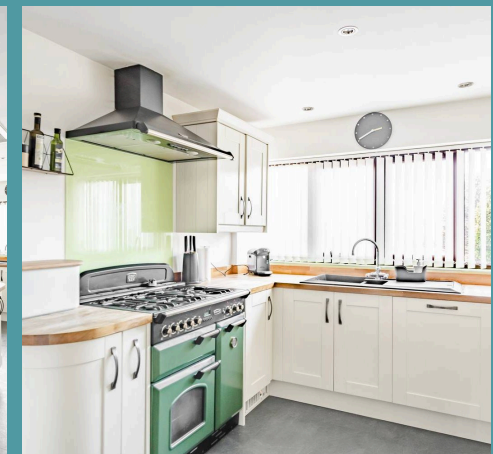
East Runton, Cromer

Whether you are looking for a high-end holiday let, a luxurious second home, or a permanent residence with the beach on your doorstep, this exquisite barn conversion in East Runton offers a unique opportunity to experience the best that Norfolk has to offer. Showcasing the barn's traditional character features including a high-vaulted ceiling with exposed beams, a flint stone exterior and an interior feature wall. Don't miss the chance to acquire this stunning residence and experience all it has to offer.

Location

East Runton is a small village located in the county of Norfolk. It lies approximately 4 miles north of the town of Stalham and about 15 miles east of Norwich. The village is part of the district of North Norfolk and is situated close to the Norfolk Broads, an area of wetlands and waterways popular for boating and outdoor activities. East Runton is characterised by its rural surroundings, including agricultural land and traditional Norfolk cottages. The village is known for East Runton Old Vicarage Garden, a well-regarded, 32-acre garden known for its horticultural diversity.

These neighbouring areas offer easy access to East Runton and contribute to the rural appeal of the region. To the east, the coastal village of Happisburgh is just a short drive away, known for its historic lighthouse and coastal views. The proximity of East Runton to these villages makes it an ideal spot for exploring the Norfolk countryside and nearby coastlines, providing a peaceful yet well-connected setting.



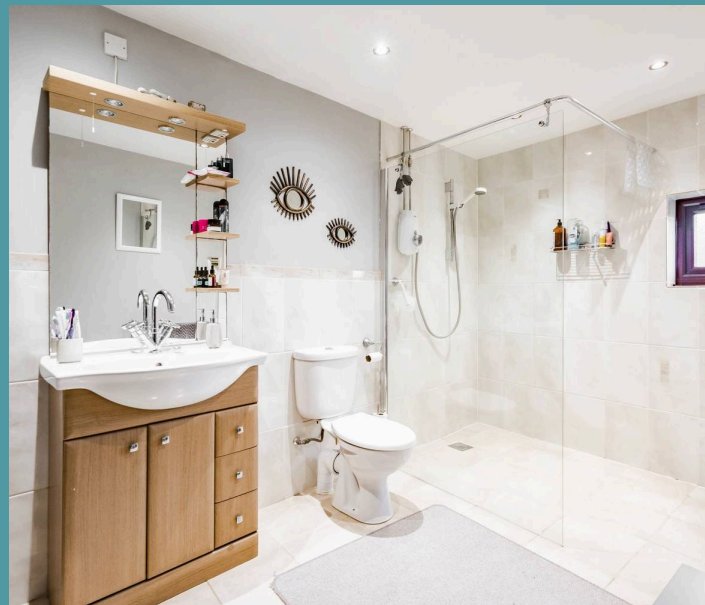
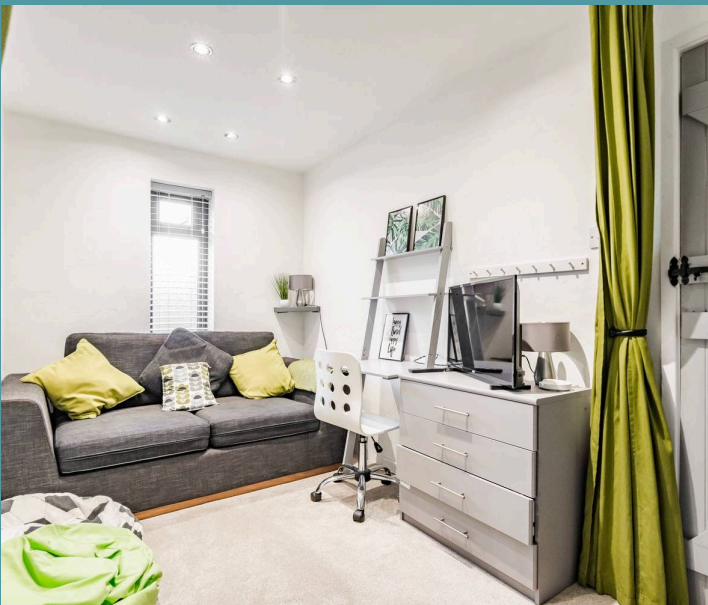


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Welcome inside where you are immediately greeted by the traditional exposed wooden beams that adorn the high vaulted ceiling, creating a sense of space and grandeur in the large sitting room. Bathed in an abundance of natural light, this inviting space creates the perfect setting for relaxing with loved ones or entertaining guests.

At the heart of the home lies an open-plan kitchen/dining room ensuring effortless interaction when hosting occasions or everyday family living. It is well-equipped with high-quality wall and base units, integrated appliances including a Rangemaster oven and a breakfast bar island. Offering ample amount of storage and counter-top space for meal preparation. The presence of French doors creates a seamless flow between the indoor and outdoor spaces, suitable for those summer months.



In addition to the generous living areas, the property accommodates two double bedrooms, each thoughtfully designed to offer relaxation and privacy. The master bedroom flaunts a private ensuite and versatile dressing room/office, adding a luxury yet convenient touch to your everyday routine. The main bathroom comprises of a modern three piece suite, accommodating the second bedroom and visitors.



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Double doors lead out to the South-facing garden, where you'll find a decked terrace for your outdoor seating arrangements. This space is ideal for al-fresco dining, summer BBQs or simply relaxing in the afternoon sunshine. The laid to lawn is bordered by planted beds and a shingled area, leading up to the rear of the property where you can access the garage for additional storage options. At the front of the residence is a large driveway providing ample off-road parking for all residents and visitors.

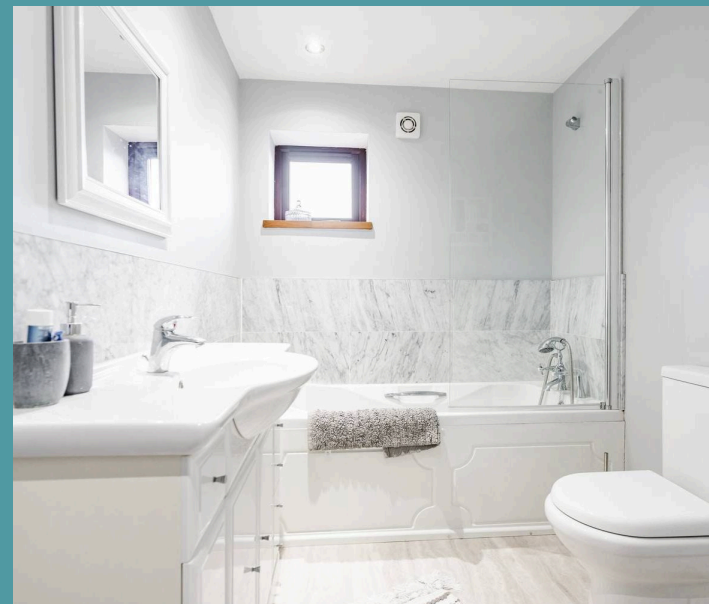
Agents Notes

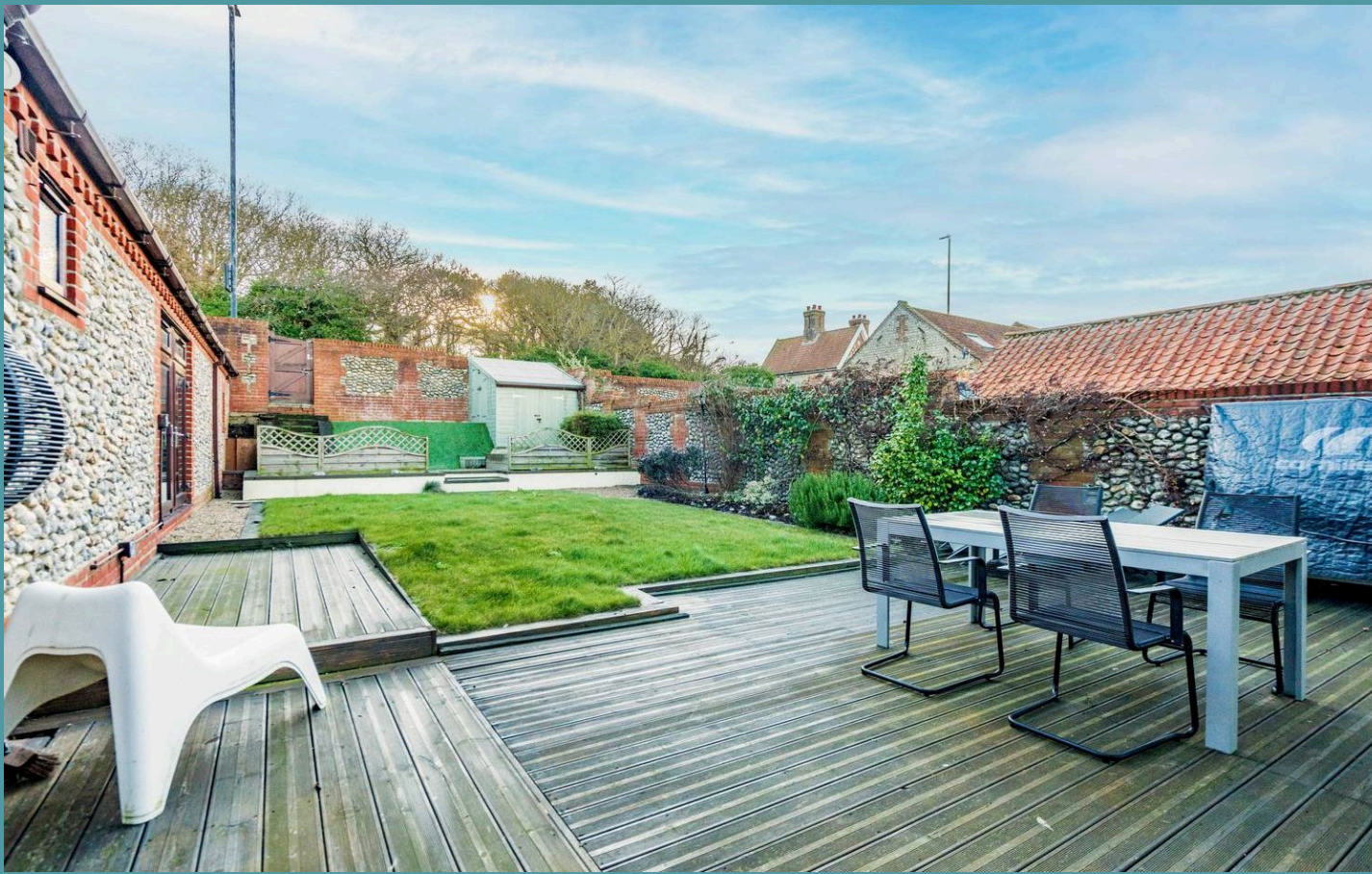
We understand that this property is freehold.

Connected to mains water, electricity, gas and drainage.

Heating system - Gas central heating.

Council Tax Band: D





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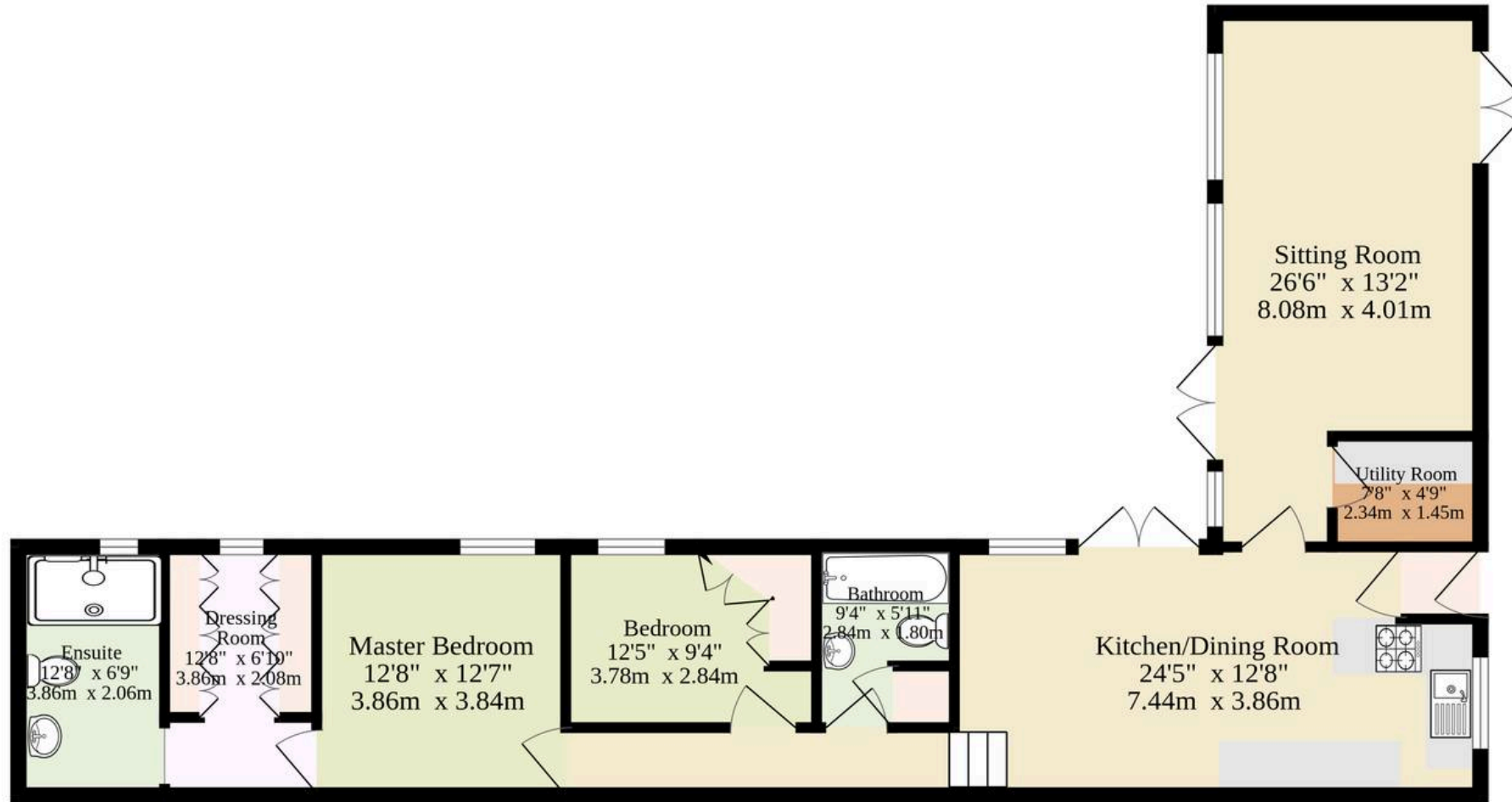
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- No onward chain
- Exquisite vaulted barn conversion in the coastal village of East Runton
- Opportunity to be a high-end holiday let or second home
- Obtaining the barns traditional character features including exposed wooden beams, a flint stone exterior and interior feature wall
- Large sitting room filled with an abundance of natural light and a high vaulted ceiling
- Open-plan kitchen/dining room with high-quality fixtures and fittings
- Two double bedrooms, a private en-suite, a dressing room & a modern family bathroom
- Well-maintained south-facing garden that is fully enclosed for privacy
- Driveway providing ample off-road parking and a garage for storage options
- A stones throw away from the beach and easy access to local amenities



Ground Floor

1196 sq.ft. (111.1 sq.m.) approx.



Sqft Does Not Include The Hallway

TOTAL FLOOR AREA : 1196sq.ft. (111.1 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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