



Green Farm Whimpwell Green, Happisburgh

£575,000 Freehold

Presenting Green Farm, a stunning 3-bedroom detached farmhouse nestled in the serene countryside, exuding charm and character at every turn. This beautifully maintained Georgian house, dating back to the 1760s, offers a perfect blend of traditional features and modern conveniences.

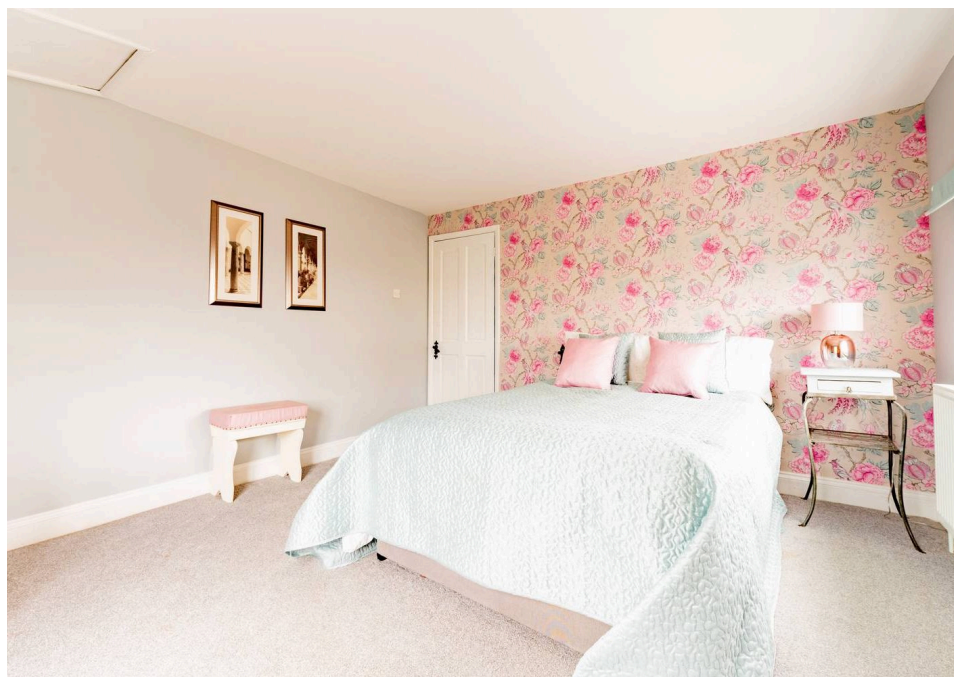
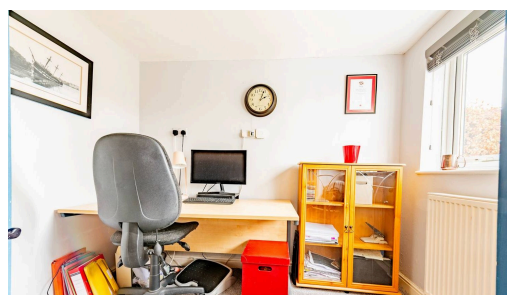
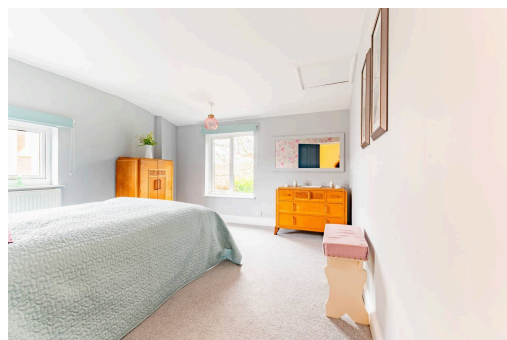
Location

Nestled in the peaceful rural hamlet of Whimpwell Green, this property is perfectly positioned within the charming village of Happisburgh. This picturesque location offers a tranquil countryside lifestyle while being just a stone's throw from Norfolk's stunning coastline, including the iconic Happisburgh beach and lighthouse. Surrounded by open fields and scenic walking routes, it's a haven for nature lovers and those seeking serenity. The village itself boasts a welcoming community, a local pub, a primary school, and a historic church, all steeped in character. Conveniently, the nearby towns of Stalham and North Walsham provide a range of amenities, including supermarkets, shops, and leisure facilities, ensuring you're never far from everyday essentials. This property offers the best of both worlds – a secluded retreat in a quintessential English setting with easy access to Norfolk's unspoiled coastal and countryside attractions.



Whimpwell Green

As you approach the property, the large mature grounds set on a plot exceeding half an acre provide a sense of privacy and tranquillity, with breathtaking field and sea views that captivate the imagination. Green Farm boasts a gorgeous finish throughout, accentuating the timeless elegance of the architecture.



Upon entering through the porch, you are greeted by an inviting entrance hall that sets the tone for the rest of the property. To the right lies a versatile home office, offering a quiet space for work or study. To the left, the dining room showcases a charming fireplace and leads seamlessly to the dual-aspect lounge, perfect for relaxed gatherings or cosy evenings by the fire.

The heart of the home is undoubtedly the 35ft kitchen/breakfast room, a true chef's delight, complete with bi-folding doors that open onto the rear garden, flooding the space with natural light. The adjacent utility room adds convenience to daily tasks. A well-appointed shower room on the ground floor enhances the practicality of the layout.

Moving upstairs, three generous bedrooms await, each offering a peaceful retreat, while a stylish bathroom provides comfort and convenience for residents and guests alike. Green Farm provides ample off-road parking through a shingle driveway, leading to a wooden outbuilding and beautifully landscaped gardens that invite outdoor relaxation and entertainment.

Located in a desirable area, Green Farm benefits from its proximity to the vibrant towns of Stalham and North Walsham, where a range of amenities, schools, and recreational facilities await. Accessible yet secluded, this idyllic property offers a rare opportunity to embrace country living at its finest. Don't miss your chance to make Green Farm your own slice of rural paradise.

Agents Notes

We understand this property will be sold freehold, connected to mains water, electricity and drainage.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: E

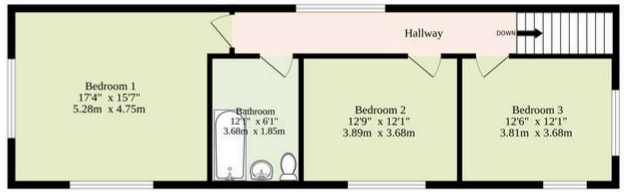
EPC Environmental Impact Rating: E



Ground Floor
1222 sq.ft. (113.5 sq.m.) approx.



1st Floor
655 sq.ft. (60.9 sq.m.) approx.



Sqft Excludes Porch, Hallway, Utility, And Landing

TOTAL FLOOR AREA : 1877 sq.ft. (174.4 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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