



PICTURESQUE TRADITIONAL BRICK AND FLINT COASTAL PROPERTY

ST. SAVA
WEST RUNTON, NORFOLK

savills

PICTURESQUE TRADITIONAL BRICK AND FLINT PROPERTY IN THIS POPULAR COASTAL VILLAGE

ST. SAVA
WEST RUNTON, NORFOLK, NR27 9QJ

Entrance hall ♦ sitting room ♦ dining room ♦ garden room
kitchen/breakfast room ♦ five bedrooms ♦ shower room
garage WC/cloakroom, gravelled off street parking, mature
garden ♦ in all about 0.1 of an acre ♦ EPC rating = D

The Property

St. Sava is a picturesque semi detached property, traditionally constructed of brick and flint under a pantiled roof as one of a pair of cottages believed to date from the Edwardian era. The house has spacious and well-arranged accommodation over three floors with fine south westerly views over the garden to countryside beyond forming part of the North Norfolk Area of Outstanding Natural Beauty (AONB).

The property has been in the ownership of the same family since the 1980s and was re-wired about three years ago, the current occupant has lived here since 2007. The property is situated off a private un-adopted road just inland from the coast.

Outside

The house can be approached by a private un-adopted road either from the north or the south. To the rear and south of the house a pair of white painted gates and a brick and flint wall lead onto a gravelled parking area where there is also an up-and-over doorway access to the garage. There is a pedestrian access down the side of the house which leads to a very pretty garden largely laid to lawn with well stocked mixed shrub and herbaceous beds and a variety of ornamental shrubs and trees. The garden is bounded on both sides by flint walling and a pathway leads to a pedestrian gate onto the private lane at the bottom. The garden in all extends to about 0.1 of an acre.

Situation

The village of West Runton is situated between Cromer and Sheringham on the North Norfolk Coast, famous for its sandy beaches and golf courses nearby including The Royal Cromer, Sheringham Golf Club and The Links at West Runton. The village of West Runton has a village shop, hotel and public house and there are excellent shopping facilities in both Cromer and Sheringham. The village of West Runton also has a railway station within walking distance of the property. The Bittern Line connects Sheringham with Norwich and there are onward connecting trains from Norwich to London Liverpool Street.



Directions

Leave Norwich on the A140 Cromer Road and from Cromer proceed along the coast road towards Sheringham. Drive through East Runton and on entering West Runton soon after passing the Dormy House Hotel on the right turn left at Station Road. After a short distance turn left up an unmade gravelled private drive by the church hall. Follow this gravelled private road and St. Sava is the fifth house on the left immediately after the Little Orchard. A pedestrian gate leads up a path to the house however, parking is by the rear access so continue on this drive which bears sharply to the left. At the top turn left and the rear access to St. Sava is the second property on the left next to The Thatched House. There are a pair of white painted gates which lead onto a gravelled drive. The postcode is NR27 9QJ.

Local Authority North Norfolk District Council, Tax band – E

Fixtures & Fittings All fixtures and fittings including fitted carpets and curtains are specifically excluded from the sale, but may be available in addition, subject to separate negotiation.

Services Mains water, electricity, gas and drainage.

Energy Performance A copy of the full Energy Performance Certificate is available upon request.

Viewing Strictly by appointment with Savills. If there is any point which is of particular importance to you, we invite you to discuss this with us, especially before you travel to view the property.



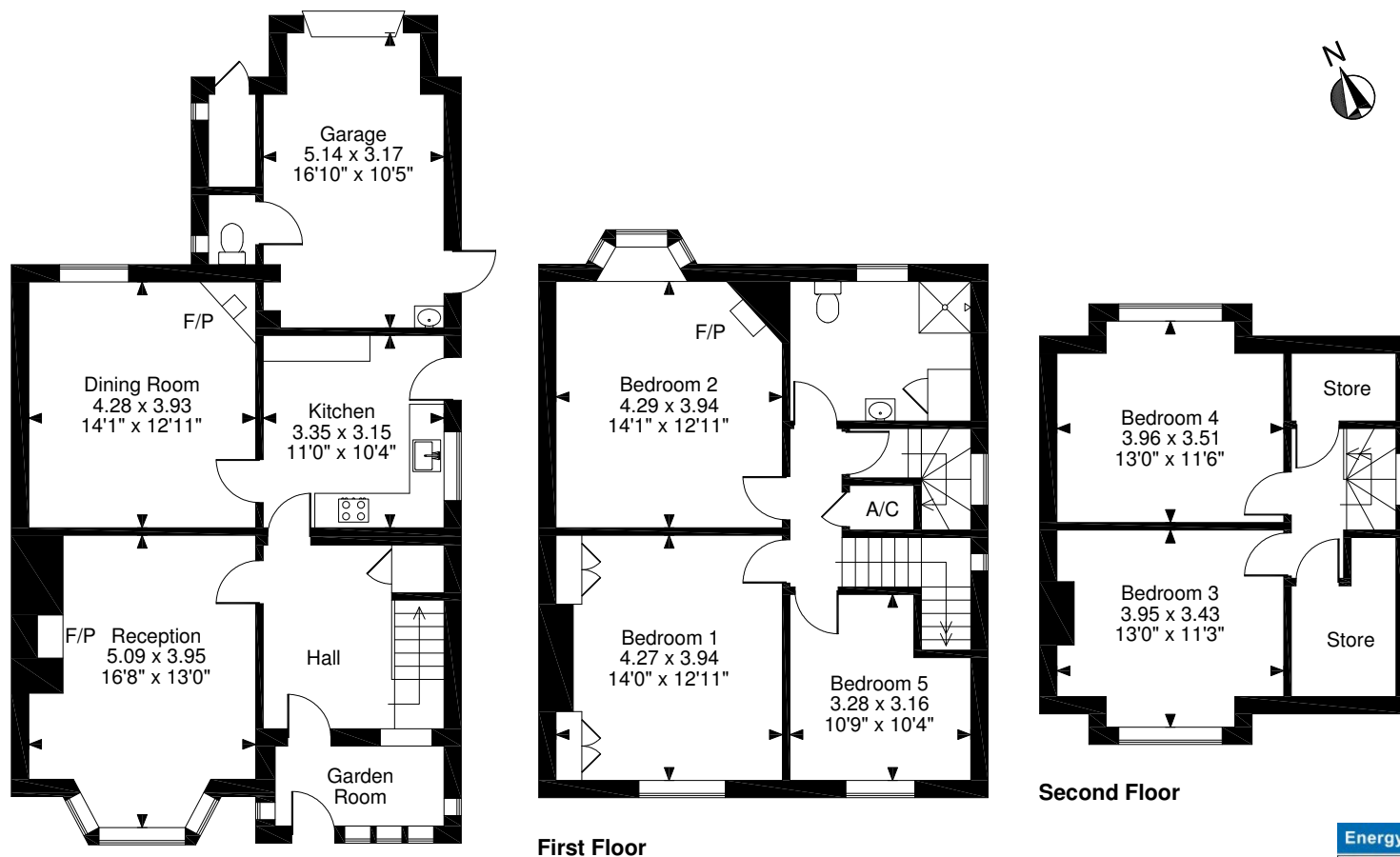
FLOORPLANS

Main House gross internal area = 1,741 sq ft / 162 sq m

Garage gross internal area = 177 sq ft / 16 sq m

Total gross internal area = 1,918 sq ft / 178 sq m

Quoted Area Excludes 'External C/B'



Ground Floor

First Floor

Second Floor

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FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.

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