



Stylish coastal village home in enchanting setting

South Way, West Runton, Norfolk

Freehold



Open plan kitchen/breakfast/sitting room/orangery •
Sitting room • Boot room • Inner hall • Principal bedroom
with en suite shower room • Two further en suite bedrooms
• Two further bedrooms • Family bath/shower room

Outbuilding with storage • Gardens and grounds of about
0.7 of an acre with parking.

The Property

South Way is an exceptional single storey dwelling enjoying a wonderfully private and relaxing setting within a North Norfolk coastal village. With a subtle and discreet entrance via the common which is designated a County Wildlife Site, the property opens out to an enchanting 0.7 acres of lawns and fine mature trees with a stream running through.

The house was the subject of a thorough programme of renovation and extension in 2019, carried out to a high standard and including a substantial Westbury orangery on the south west elevation. This provides a superb open plan living and dining area, with modern open fireplace, open plan to the bespoke kitchen. This focal point of the house provides lovely views of the gardens with direct access to steps down to a gravelled outside dining area enjoying the afternoon and evening sun.

A separate sitting room provides a more private and snug space and French doors out to the garden. A spacious inner hall, with electric retractable sky light, provides access to all bedrooms. The principal bedroom and bedroom two both enjoy

vaulted ceilings and en suite shower rooms, with a further double bedroom with en suite shower room and two further bedrooms and family bath/shower room. All bathrooms are of a high standard and each bedroom benefits from plenty of natural light.

Features of the house include engineered oak floors, a HIVE heating system, smart lighting, fitted shutters and under floor heating throughout.

Garden and grounds

The house is nestled within private grounds of 0.7 of an acre, providing a relaxing outlook from the house and upon arrival. The gardens are mainly laid to lawn immediately around the house, with well-established boundaries of mature trees and hedging including rhododendrons. A pedestrian gate in the boundary leads directly on to the attractive common and beyond to the village.

The lawns continue, sweeping away from the house to the stream that meanders through the grounds. Beyond the stream is a wooded area with fine specimen trees including oak and alder, with a substantial outbuilding, formerly stables,



on a concrete plinth providing useful storage for items used for a coastal lifestyle such as bikes and kayaks. There is parking for a number of cars.

Situation

South Way is located in the southern part of the thriving North Norfolk coastal village of West Runton. The village, within the Area of Outstanding Natural Beauty that covers most of the coastline, is deservedly popular with long sandy beaches, The Links hotel & golf club, public houses, cafes and Rocky Bottoms seafood restaurant, all within walking distance of the house. The coastal path and footpaths across the common, heath and National Trust woodland are also close by, and the villages train station provides services along the coast and to Norwich with connecting trains into London Liverpool Street.

The coastline either side of the village offers a plethora of gastro pubs and restaurants, with the local towns of Sheringham and Cromer providing further amenities alongside renowned golf courses. The Georgian town of Holt is eight miles, with an array of independent shops, Byfords delicatessen, cafes and Gresham public school, with Beeston Hall school about a mile from the house.

Services

Mains water, electricity, drainage and gas.

Local authority

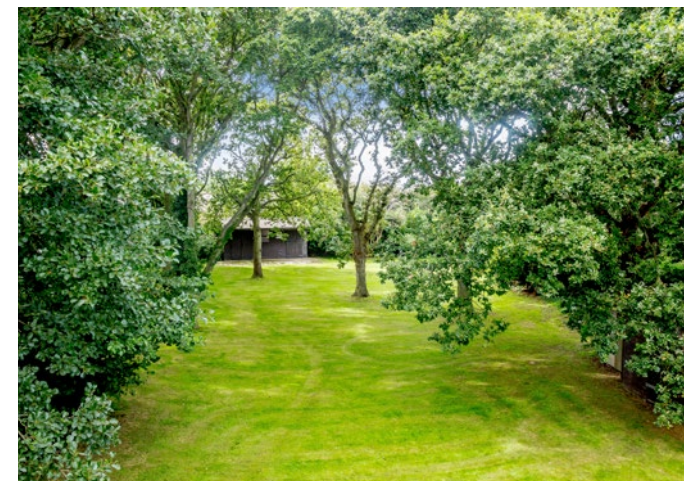
North Norfolk District Council:
Band D

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.

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.



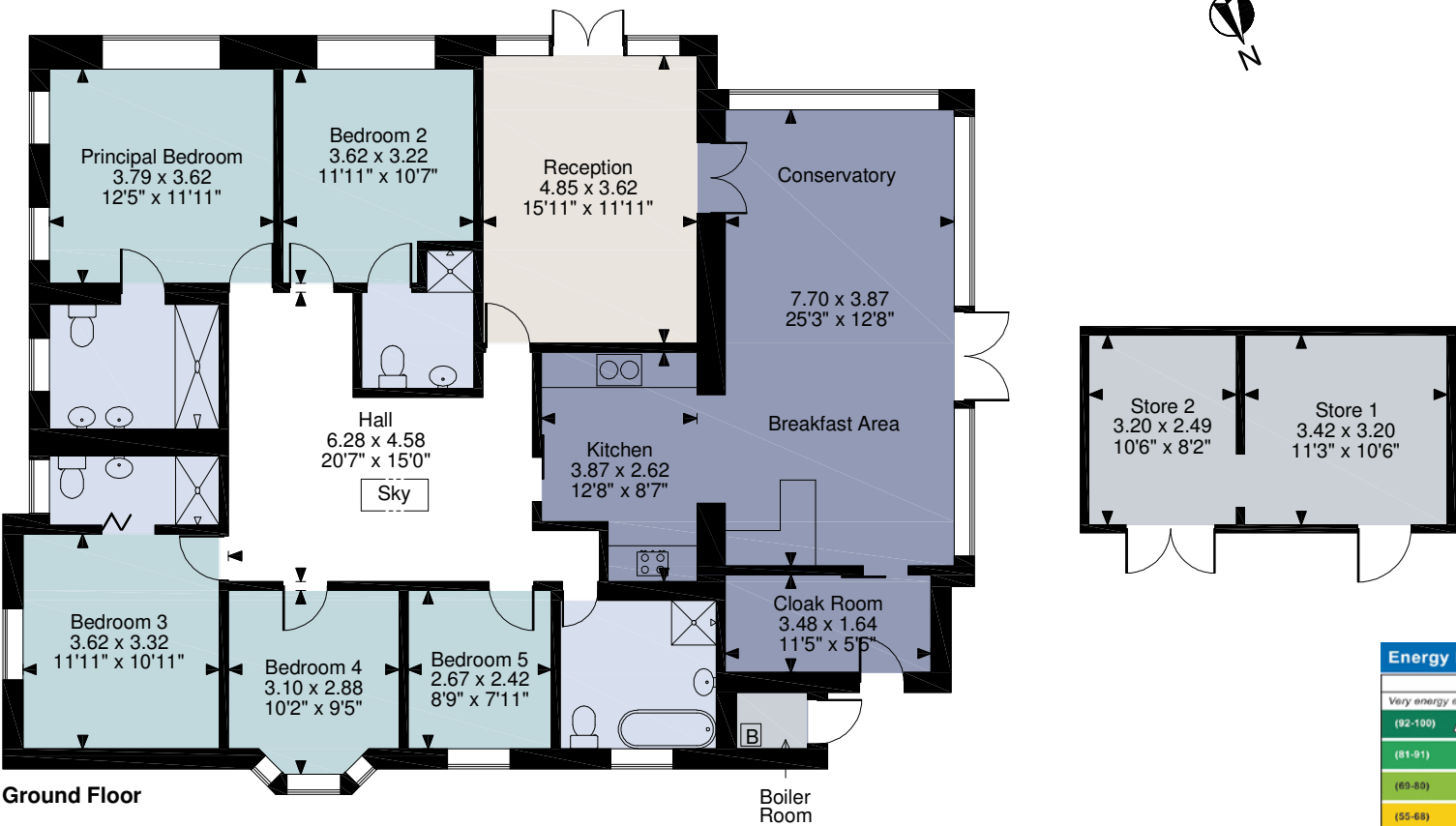
South Way, Cromer
Main House 1,822 sq ft / 169 sq m
Boiler Room 12 sq ft / 1 sq m
Stores 208 sq ft / 19 sq m



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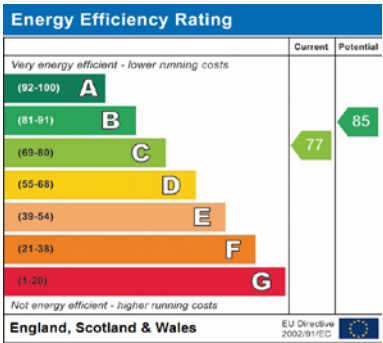
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