



Old Hall Lighthouse Lane, Happisburgh
£525,000

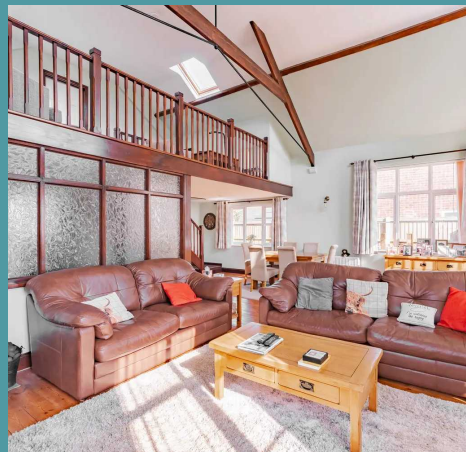
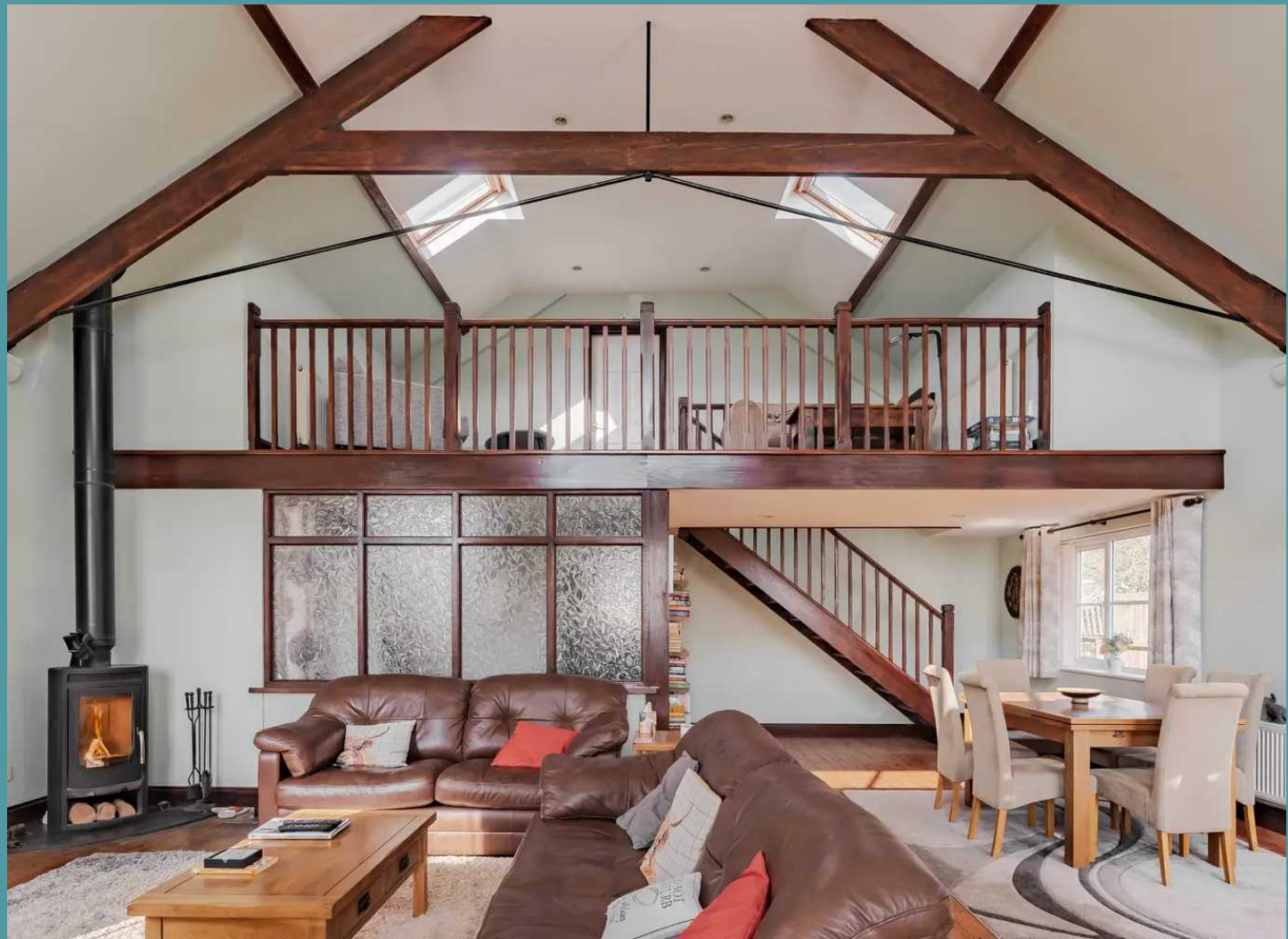
Old Hall Lighthouse Lane

Happisburgh, Norwich

Introducing this remarkable detached residence, formally a village hall dating back to the 1914. The current owners have continually invested in upgrading and enhancing the property, blending traditional features with a touch of modern sophistication. Sitting in the quaint village of Happisburgh, overlooking the picturesque lighthouse and countryside surroundings. Indulge in the property's spacious reception rooms, wonderful accomodation and beautifully maintained grounds.

LOCATION

Nestled in the picturesque area of Happisburgh, NR12 offers an ideal beachside location perfect for families seeking a coastal lifestyle. With convenient bus links and a nearby post office, daily errands are easily managed. Additionally, the property is just a short drive away from the beach, providing endless opportunities for seaside leisure. Families will appreciate the proximity to schooling options, making it a well-rounded location for both convenience and enjoyment.





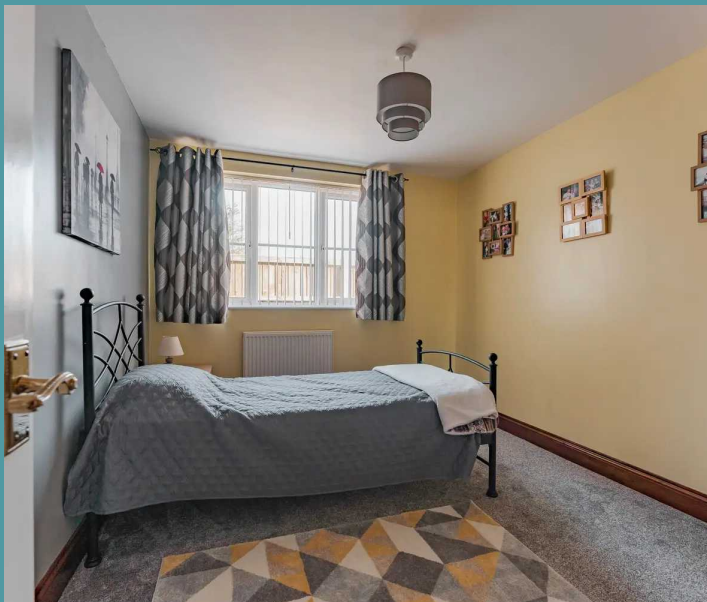
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The initial arrival sets a delightful impression for this former village hall, which continues to impress throughout. The driveway provides off-road parking for all family members and visitors, boarded by a manicured lawn and hedging.

Step inside where you are greeted by a porch, leading into the welcoming entrance hall. You'll be immediately drawn to the character and charm this residence holds, retaining much of its original features, including vaulted ceilings, wood flooring, exposed wooden beams and a mezzanine upper floor. The well-equipped kitchen is fitted with high quality units and integrated appliances to enhance your cooking experience. With the addition of a utility room, for your laundry essentials and extra storage space.

At the heart of the home is an incredible open-plan living area, ensuring effortless interaction when hosting occasions or everyday family living. The grand living space is where you can showcase your most comfortable furniture and dining set-up, encouraging gatherings with loved ones. Additionally, there is a versatile snug, with the option to be an office if you're looking to work from home.





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The ground floors accomodation consists of three well-proportioned bedrooms, designed to offer you relaxation and privacy. The bathroom comprises of a four piece suite, accommodating all family members and guests.

Ascend the staircase to the mezzanine level, designed to extend the living space, this is a perfect spot for a morning coffee or indulging in your current book. One of the standout features of this property is the luxury master bedroom, complemented by its own bathroom and dressing room. You'll also have access to the eave's storage, for added convenience.

Towards the rear is a beautifully maintained garden, offering endless possibilities for outdoor activities and enjoyment. It creates ample space tailored to individual preferences, including gardening, outdoor dining and entertainment. The lawn is boarded by a range of botanical plants and shrubbery, completed with a workshop, two storage sheds, a greenhouse and an outside WC. Overall, this garden is fully enclosed so you can enjoy in seclusion.

For those seeking a home that seamlessly blends historic charm with contemporary comforts, this former village hall turned family abode offers a unique opportunity to own a piece of local history while enjoying all the modern amenities one desires.





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AGENTS NOTES

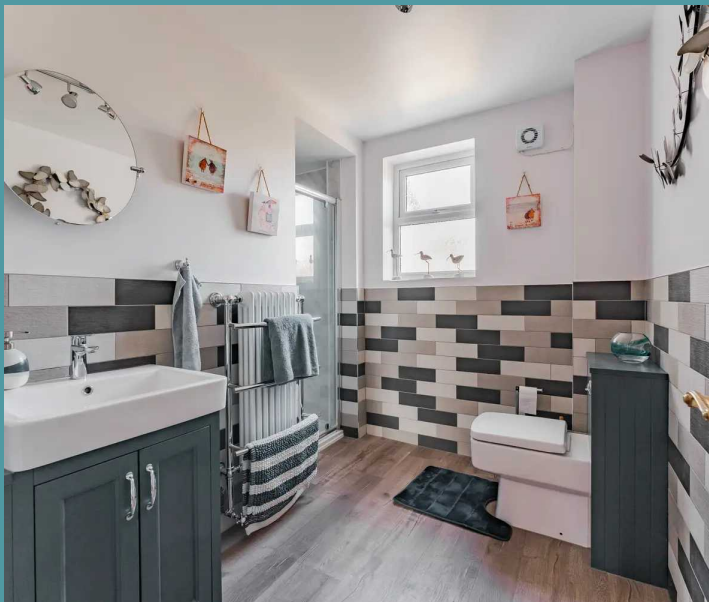
We understand that this property is freehold.
Connected to mains water, electricity and drainage.

Workshop - Light & power.

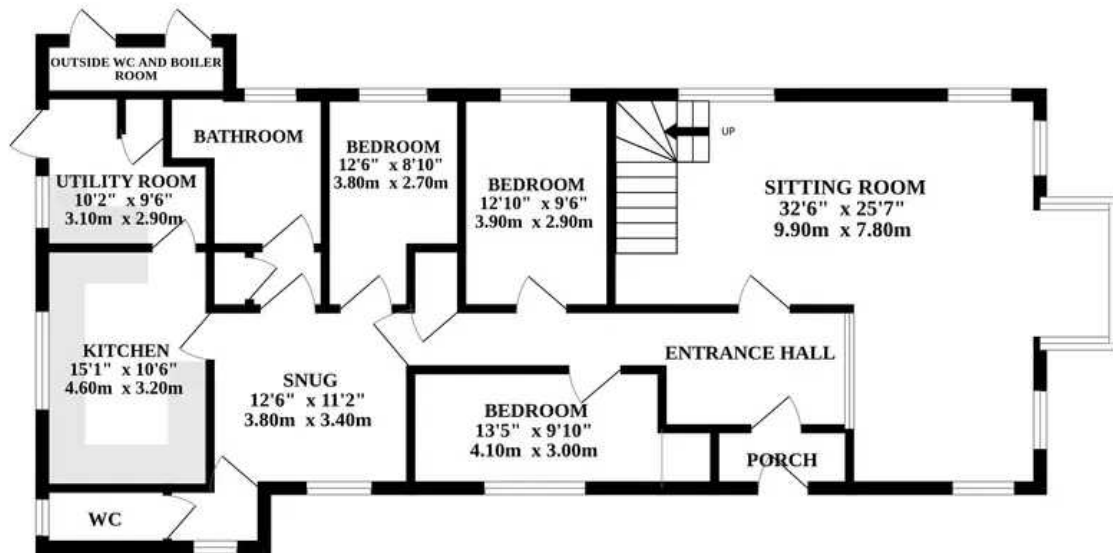
Heating system - Oil

Council Tax Band: E

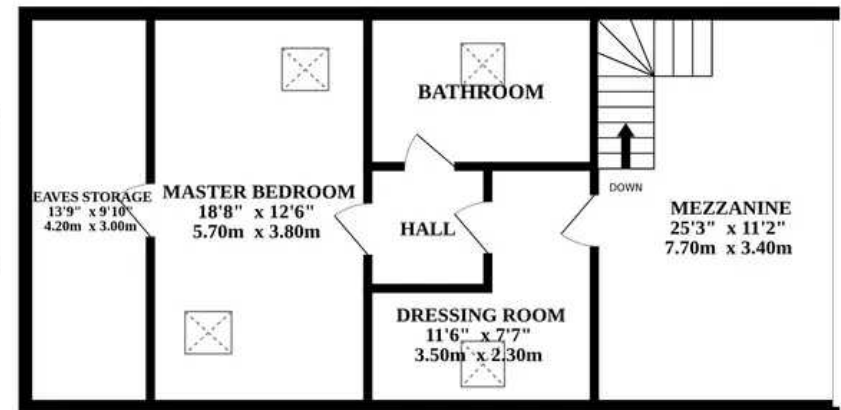
- FORMER VILLAGE HALL - DATING BACK TO 1914
- CONVERTED INTO A BEAUTIFUL FAMILY HOME
- SITTING ON A LARGE PLOT
- OBTAINING THE PROPERTIES ORIGINAL FEATURES - VAULTED CEILINGS, MEZZANINE UPPER FLOOR & EXPOSED WOODEN BEAMS
- SPACIOUS SITTING ROOM
- WELL-EQUIPPED KITCHEN - UTILITY ROOM
- VERSATILE ACCOMMODATION
- FOUR BEDROOMS ACROSS TWO FLOORS
- TWO BATHROOMS & WC
- STUNNING VIEWS OF THE LIGHTHOUSE & COUNTRYSIDE SURROUNDINGS



GROUND FLOOR



1ST FLOOR



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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