



## Shingles Cottage Lighthouse Lane, Happisburgh

Offers in Region of £290,000

# Shingles Cottage Lighthouse Lane

Happisburgh, Norwich

Enjoying enviable lighthouse views in the distance and positioned just moments from the stunning Norfolk coastline, this beautifully located home offers the perfect balance of coastal charm and everyday comfort. Set within the tranquil village of Happisburgh, the property boasts three well-sized bedrooms, a spacious dual-aspect lounge, and a bright kitchen/diner ideal for entertaining or relaxed family living. A garden room provides further potential, while a downstairs shower room adds welcome practicality. Outside, the home benefits from generous front and rear gardens, off-road parking, and a garage with power and a boarded loft for additional storage or hobby space. With the beach and iconic lighthouse within walking distance, and the village offering both a close-knit community and excellent access to neighbouring towns, this property delivers a lifestyle as special as its location.





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## The Location

Happisburgh, nestled along the stunning North Norfolk coastline, is a picturesque village steeped in history and natural beauty. Known for its iconic lighthouse and rugged cliffs, this charming locale offers a quintessential English seaside experience.

Stroll along the sandy beach, explore the rock pools, or take in the breathtaking views from the cliff tops. The village itself exudes a tranquil atmosphere, boasting historic architecture and a close-knit community.

Additionally, the village's proximity to nearby towns and attractions ensures convenience without sacrificing its peaceful charm. Whether you're drawn to its rich history, awe-inspiring landscapes, or sense of community, Happisburgh promises a truly unique and cherished way of life.





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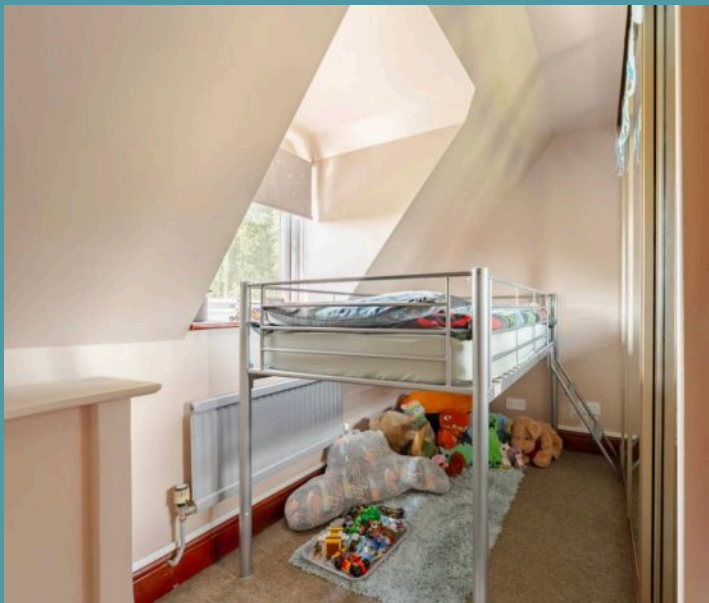
### Lighthouse Lane, Happisburgh

Tucked away in the charming and historic coastal village of Happisburgh, this well-proportioned three-bedroom link-detached home presents an exciting opportunity to enjoy village living just moments from the sea. With views towards the iconic Happisburgh Lighthouse and within walking distance of the beach, this is a fantastic setting for those seeking a relaxed lifestyle by the coast, whether as a full-time residence or a peaceful holiday home.

The ground floor offers a bright and airy layout, with a generous living room stretching the length of the house, filled with natural light from dual-aspect windows. A spacious kitchen and dining area provides ample room for family meals or entertaining, fitted with practical worktop space and cabinetry, along with room for appliances and a dining table.

The garden room to the rear connects the home to the garden and, while in need of some updating, offers great potential for enhancement. A handy downstairs shower room adds further convenience to the layout.

Upstairs, three comfortable bedrooms provide restful retreats, with the main and second bedrooms benefiting from fitted wardrobes and all featuring sloped ceilings that add character and charm. The family bathroom is equipped with a bath, WC, and hand basin, offering everything needed for daily family life.





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Outside, the property enjoys both front and rear gardens, with lawned areas and space for sheds or further landscaping. A shingled driveway provides off-road parking, while the attached garage—complete with power, lighting, and a boarded loft—offers versatile storage or workshop space.

Set in a peaceful residential location with easy access to local countryside, beaches, and neighbouring villages, this home combines coastal living with practical comforts and scope for personalisation. A rare find in such a sought-after village setting, this is an ideal opportunity for families, down-sizers, or second home buyers looking to embrace the Norfolk coast.

### Agents Note

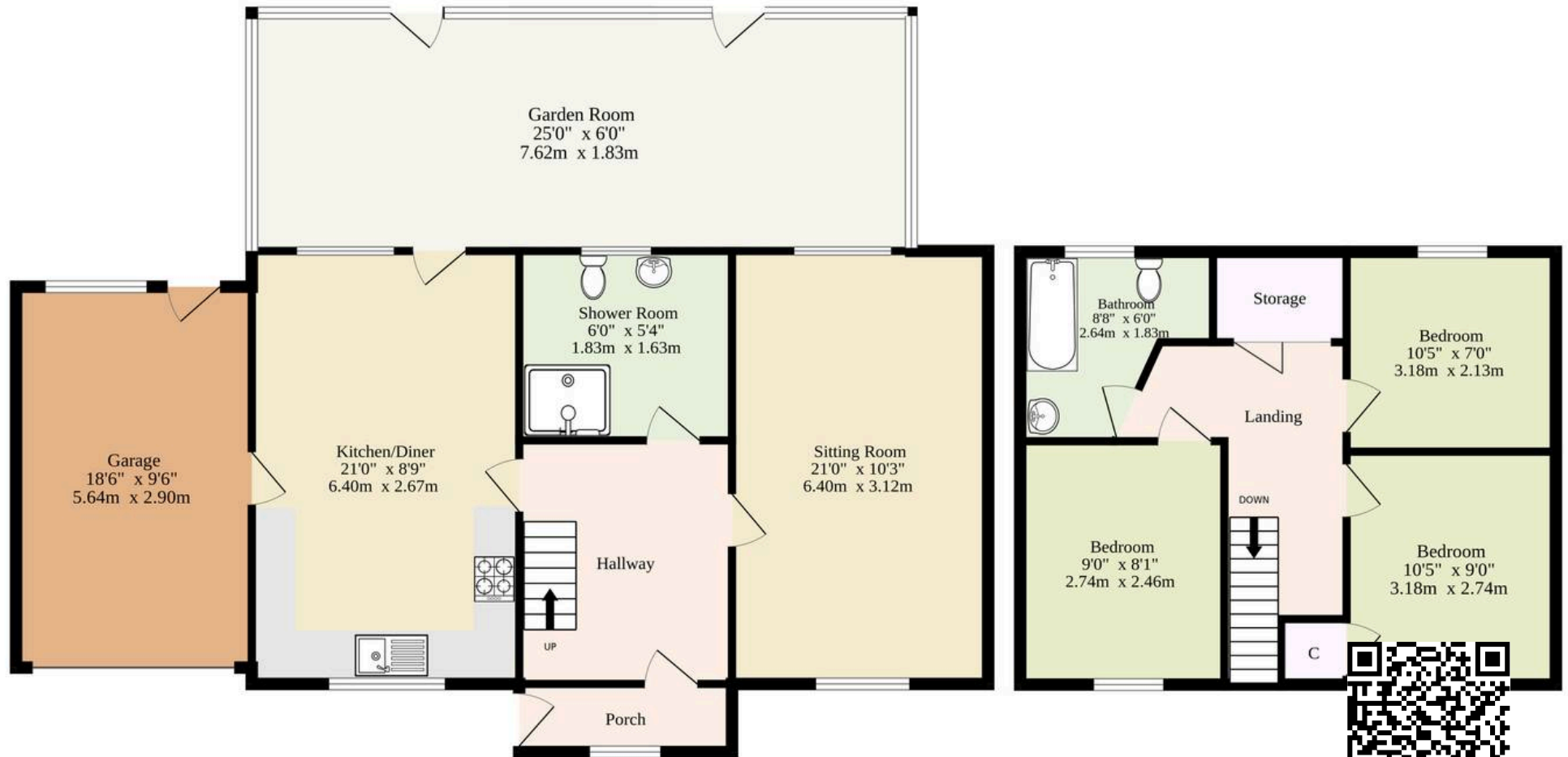
Sold Freehold

Connected to oil-fired heating, alongside remaining mains services.



Ground Floor  
879 sq.ft. (81.7 sq.m.) approx.

1st Floor  
393 sq.ft. (36.5 sq.m.) approx.



TOTAL FLOOR AREA : 1272 sq.ft. (118.2 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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