



The Hollies, Knapton Road, Mundesley

Guide Price £450,000 - £475,000

The Hollies, Knapton Road

Mundesley, Norwich

Embrace the best of coastal and countryside living with this exceptional detached residence on Knapton Road, perfectly positioned just moments from the scenic North Norfolk coastline and the charming Victorian seaside village of Mundesley. Its impressive approach, with ample parking and a detached garage, leads into elegant, light-filled interiors designed for both relaxation and entertaining. Highlights include a spacious sitting room with feature fireplace, a formal dining room opening into a bright conservatory, and a high-quality open-plan kitchen with breakfast area. A versatile office space adds flexibility for today's lifestyle, while four well-appointed bedrooms, including a luxurious en-suite principal suite, provide comfort and privacy. The private, meticulously maintained garden with patio offers a perfect setting for al fresco living, all set against a backdrop of peaceful countryside views and the distant charm of Stow Mill. This remarkable home promises an enviable lifestyle in one of Norfolk's most desirable coastal locations.





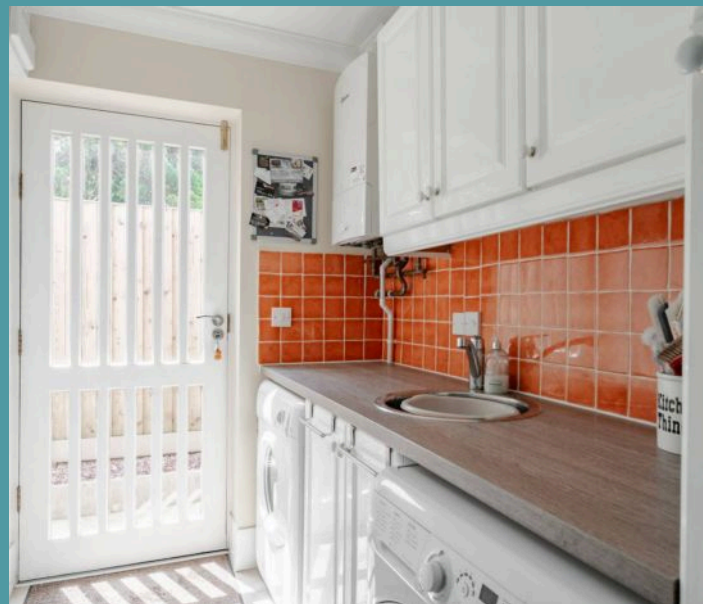
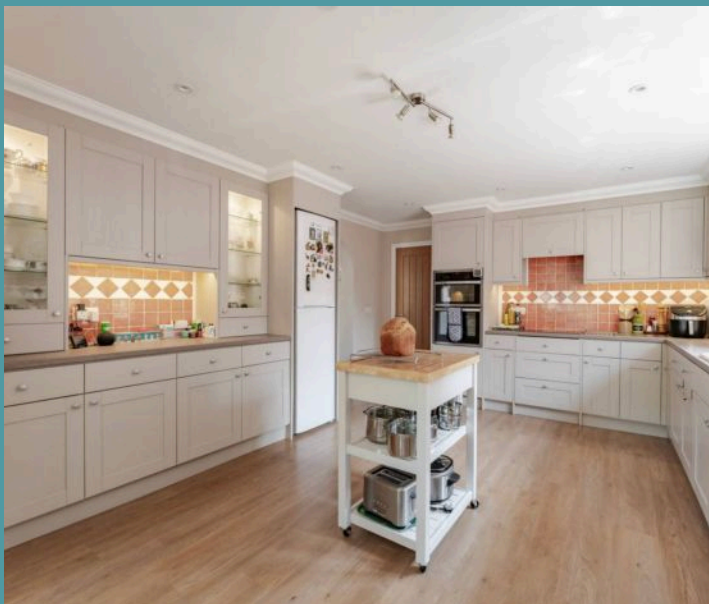
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Location

Knapton Road is ideally situated on the edge of the charming coastal village of Mundesley, offering a peaceful semi-rural setting while remaining within easy reach of local amenities. The property lies approximately half a mile from the heart of the village, where you will find a variety of independent shops, cafés, pubs, and a small supermarket catering to everyday needs. The beautiful sandy beach and picturesque coastline are just under a mile away, perfect for leisurely walks or enjoying the sea air.

Families benefit from access to Mundesley Infant and Junior Schools, both of which are within walking distance. For healthcare, the village is served by a local medical practice and pharmacy. Nearby North Walsham (around 5 miles away) offers a wider range of services, including supermarkets, high street shops, a secondary school, and a railway station with links to Norwich and onward connections to London. Regular bus services also connect Mundesley to surrounding villages and towns, while the A149 provides convenient road access to the wider North Norfolk area. Altogether, Knapton Road provides an excellent balance of coastal living with practical connectivity.





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As you approach, the stunning natural surroundings and the property's quiet, private setting create an immediate sense of arrival. A generous brick-weave driveway provides ample off-road parking for multiple vehicles, complemented by a detached garage complete with up-and-over door, lighting, and power — ideal for secure storage or potential workshop use.

The home's elegant brick-built storm porch forms an eye-catching focal point, leading into a grand and airy entrance hall enhanced by wood-effect laminate flooring — an inviting prelude to the refined interiors within. A conveniently located cloakroom provides practicality for visiting guests.

Designed for both relaxation and entertaining, the spacious sitting room is the heart of the home, bathed in natural light and centred around a charming decorative fireplace — the perfect spot for cosy evenings or lively gatherings. For more formal occasions, the dedicated dining room sets the scene for intimate family meals and celebrations, with double doors opening onto a light-filled conservatory, where the beauty of the outdoors can be savoured year-round.





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At the centre of daily life is the open-plan kitchen and breakfast room, crafted with quality cabinetry and integrated appliances, including a double oven and induction hob. There is dedicated spaces for your dishwasher and a fridge/freezer. A casual dining area encourages everyday social moments, while an adjoining utility room caters to laundry and additional storage needs. Versatility defines this home, with a dedicated office space perfect for remote working, or equally suitable as a playroom for families, a cosy snug, or additional accommodation, if required.

Ascending the grand staircase to the first floor reveals four well-proportioned bedrooms, two benefiting from built-in storage. The principal suite flaunts a private en-suite shower room, offering a touch of everyday luxury. A contemporary family shower room, with a stylish three-piece suite, including a walk-in shower, serves the remaining bedrooms. Many of the rooms enjoy beautiful country views, with distant views extending as far as the charming Stow Mill.

Outdoors, the secluded rear garden is a haven of serenity – immaculately maintained and predominantly laid to lawn, with mature shrub borders adding depth and colour. A patio area provides the ideal setting for al fresco dining, summer gatherings, or simply soaking up the afternoon sun. Additional features include a timber storage shed, perfect for keeping garden tools neatly stored away.





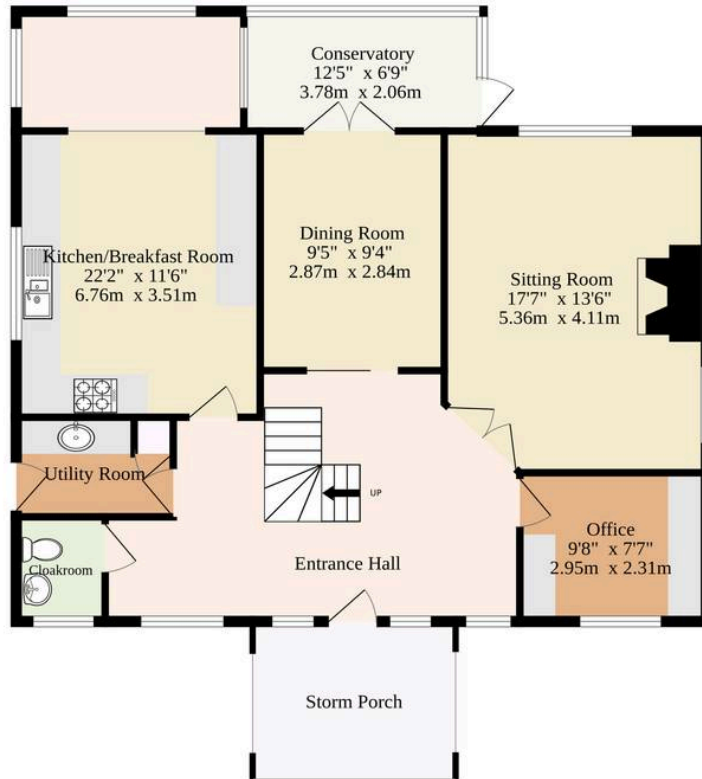
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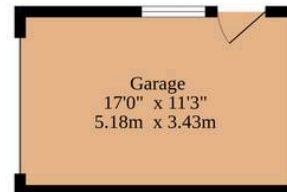
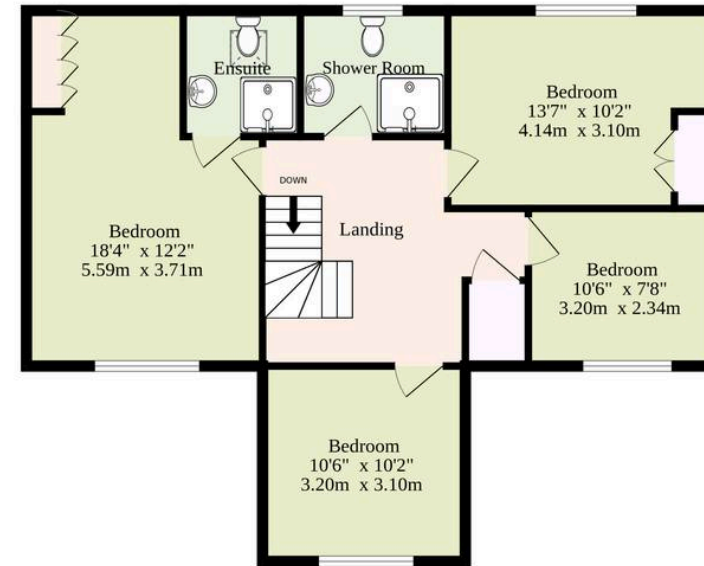
This remarkable residence offers an unrivalled lifestyle opportunity — where coastal beauty meets rural charm, and everyday living is elevated by elegant spaces, flexible functionality, and the promise of peaceful surroundings.

- Prestigiously located detached residence, built in 2000, moments from the North Norfolk coastline and the Victorian seaside village of Mundesley
- Breathtaking backdrop of rolling countryside fields providing both privacy and scenic views
- Open-plan kitchen and breakfast room with integrated appliances and seamless flow for casual dining
- Sophisticated sitting room with a charming decorative fireplace designed for both relaxation and entertaining
- Formal dining room opening through double doors into a sun-drenched conservatory for year-round enjoyment
- Versatile office space ideal for remote working, family needs, or additional guest accommodation
- Luxurious principal bedroom with private en-suite and scenic views towards the surrounding countryside and Stow Mill
- Beautifully landscaped and secluded rear garden with mature planting, a spacious patio for al fresco dining, and a timber storage shed
- Impressive brick-weave driveway offering extensive off-road parking with a detached garage featuring power and lighting

Ground Floor
1283 sq.ft. (119.2 sq.m.) approx.



1st Floor
774 sq.ft. (71.9 sq.m.) approx.



Sqft Includes The Garage

TOTAL FLOOR AREA : 2057 sq.ft. (191.1 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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