



Midsummer Cottage Happisburgh Road, White Horse Common

OIEO £325,000 Freehold

This elegant 4-bedroom semi-detached Georgian home offers a harmonious blend of historic character and modern living. Behind its handsome period façade lies a thoughtfully maintained interior, where original features such as stained glass, brick fireplaces, and wooden flooring sit comfortably alongside contemporary touches like Karndean flooring and a hand-crafted kitchen. With multiple reception rooms, generous bedrooms, and a large rear garden, the property presents versatile living spaces ideal for families or those who love to entertain. Quietly positioned yet within easy reach of local amenities, this is a rare opportunity to own a home of substance, charm, and timeless appeal.

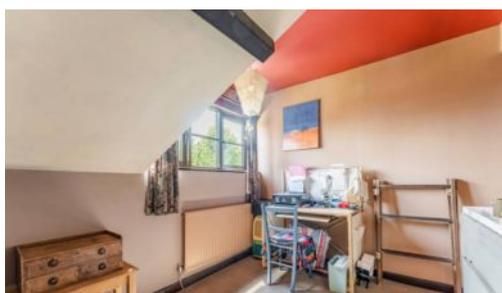
Location

Midsummer Cottage enjoys a desirable position along Happisburgh Road, just moments from the historic coastal village of Happisburgh. Known for its iconic red-and-white lighthouse and sweeping sandy beach, the area offers a scenic escape with access to clifftop walks and unspoilt countryside. Nearby, you'll find the traditional village pub, local farm shops, and a welcoming community atmosphere, while the market town of North Walsham is only a short drive away for broader amenities. With the Norfolk Broads and coastline both within easy reach, the location is ideal for those seeking a balance of rural charm and coastal living.



Happisburgh Road

Upon entering through the front stained glass door, the allure of this home is palpable. The entrance hall sets the tone with its warm radiance and inviting carpeted flooring. The cloakroom, discreetly located under the stairs, offers practicality with a hand wash basin and WC.



The interior spaces are thoughtfully designed, with the lounge featuring a brick inglenook fireplace with a wood burner, providing a sense of warmth and homeliness. The sitting room, lounge, and dining room each offer their own unique charm, creating distinct areas for relaxation and entertainment.

The kitchen is a highlight, boasting hand-crafted country-style cabinetry, a butler sink, and modern appliances. Karndean flooring adds a touch of sophistication, while the back door provides easy access to the expansive rear garden.

Upstairs, the four bedrooms are generously proportioned, each offering comfort and serenity. Character features such as built-in wardrobes and wooden flooring add to the overall ambience of the property. The outbuilding provides additional storage or workspace, offering flexibility for various needs.

Outside, the property boasts a parking area for 1-2 cars at the front, with the potential to expand parking at the rear. The spacious rear garden is a haven for green thumbs, with a patio area for outdoor seating and flower beds enhancing the charm of the outdoor space. The oil tank is discreetly located in the rear garden, ensuring practicality without compromising the aesthetics.

Agents Notes

We understand this property will sold freehold, connected to mains water, electricity and drainage.

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: E

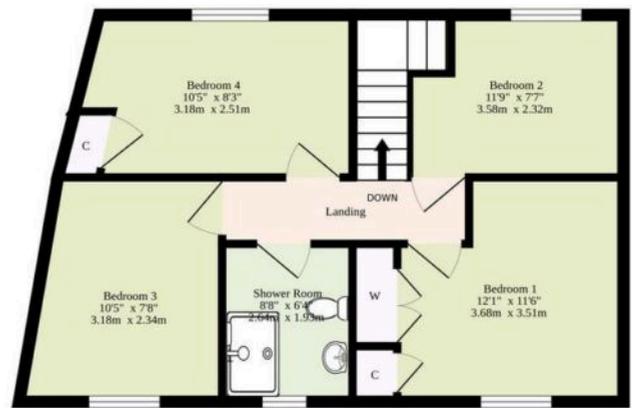
EPC Environmental Impact Rating: E



Ground Floor
549 sq.ft. (51.0 sq.m.) approx.



1st Floor
505 sq.ft. (46.9 sq.m.) approx.



TOTAL FLOOR AREA : 1054 sq.ft. (97.9 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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