



3 Lapwing California Cliffs,, Rottenstone Lane,

Scratby



Minors & Brady



### 3 Lapwing California Cliffs,

Rottenstone Lane, Scrabby

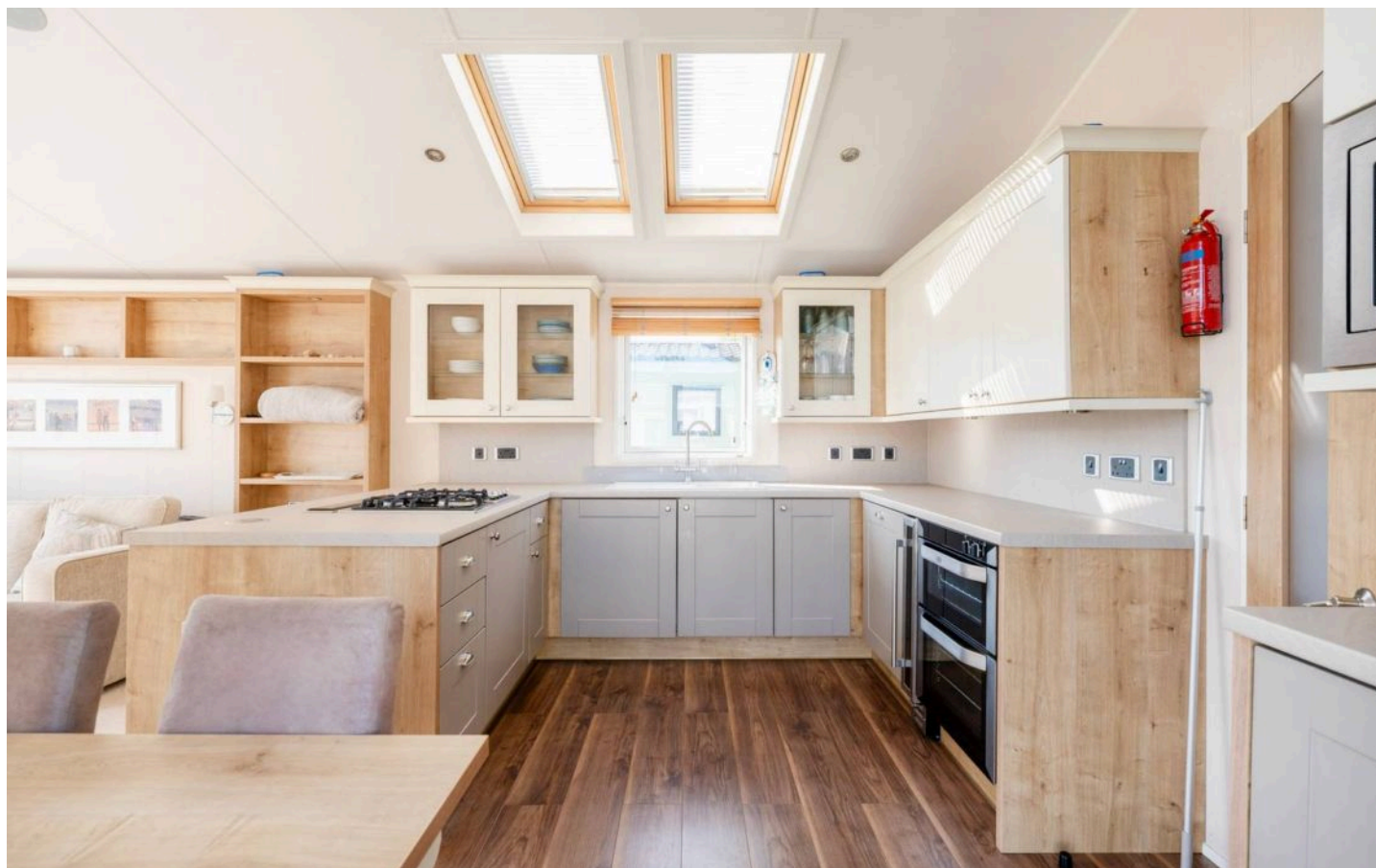
Only three minutes from the scenic coast, this high-spec Willerby Vogue holiday home on the prestigious California Cliffs site is the perfect coastal retreat. Immaculately presented and unmodified, it combines premium fixtures and contemporary design with everyday comfort. The open-plan layout, vaulted ceilings, and floor-to-ceiling windows create a bright and airy living space, while features such as full gas central heating, UPVC double glazing, and a fitted burglar alarm system ensure peace of mind in every season. With stylish interiors, two well-appointed bedrooms, and a wrap-around decked terrace for outdoor living, this home offers both luxury and convenience.

#### Agents note

Leasehold, with 2 years left on the lease

Ground rent - Approx. £8,100 p/a (2025)

Maintenance fee - Approx. £1,000 p/a



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- High-spec Willerby Vogue holiday home on the esteemed California Cliffs site
- Premium fixtures and fittings throughout
- Open-plan layout showcasing a comfortable living/dining area, filled with an abundance of natural light
- Kitchen equipped with contemporary wall and base cabinetry, an integrated double oven, a gas hob, a dishwasher and a wine cooler
- A double bedroom with a pop-up TV, featuring built-in storage and a private en-suite bathroom
- A twin bedroom ideal for children or guests, complemented by a family shower room fitted with a modern three-piece suite
- A wrap-around decked terrace for seating arrangements
- Bluetooth speaker system
- Off-road parking
- Size: 42 x 14



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#### Location

California Cliffs Holiday Park is set in the small coastal village of California, just outside Scratby and around six miles north of Great Yarmouth. The site enjoys a prime position close to sandy beaches, with neighbouring villages such as Hemsby and Caister-on-Sea offering additional seaside attractions. Local amenities are within easy reach, with small shops, cafés, and pubs in Scratby and Caister, while Great Yarmouth provides larger supermarkets, high street retailers, and leisure facilities.

Families in the area have access to a choice of schools including Scratby Primary, Hemsby Primary, and Caister Academy for secondary education, while healthcare needs are supported by nearby GP surgeries in Ormesby and Caister, with hospital services available in Great Yarmouth and further afield in Norwich. Transport links are convenient, with regular bus services running along the coast to Great Yarmouth and beyond, while road access is provided via the A149 linking to the wider Norfolk road network. This makes California Cliffs a well-connected yet peaceful holiday setting, combining seaside charm with everyday essentials close at hand.



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From the moment you step inside, you're greeted by an open-plan living and dining space bathed in natural light, thanks to its vaulted ceilings, floor-to-ceiling windows, and Velux roof windows. The living room is a haven for unwinding, complete with a plush sofa, contemporary electric fire, and an integrated Bluetooth sound system, creating the ideal atmosphere for both quiet evenings and lively gatherings. The modern, fully fitted kitchen is designed for those who love to cook and entertain. Featuring contemporary cabinetry, an integrated double oven, gas hob, dishwasher, and even a wine cooler, it seamlessly combines functionality with sophistication.

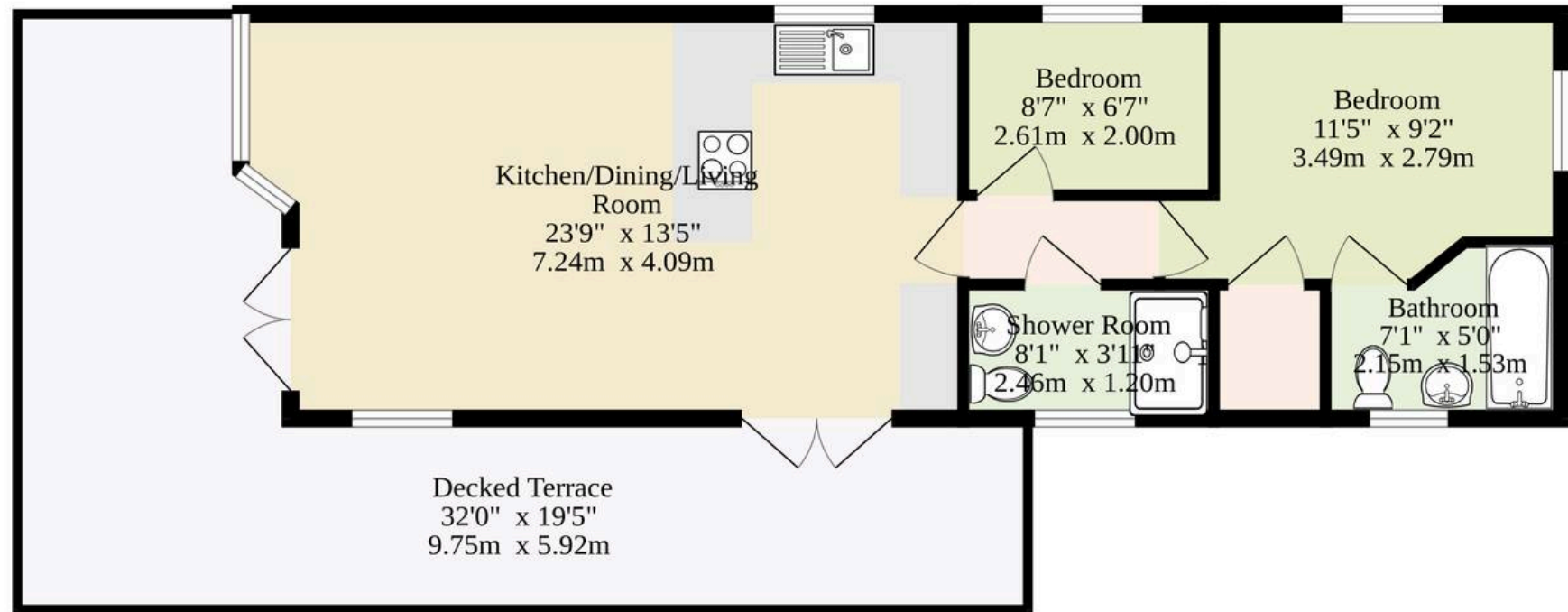
Accommodation is equally impressive, with a spacious double bedroom complemented by a pop-up TV, offering built-in storage and the added luxury of a private en-suite bathroom. A twin bedroom is ideal for children or guests, with a shared shower room.

Designed with all-season comfort in mind, the home benefits from full gas central heating and UPVC double glazing, ensuring warmth and efficiency throughout the year. Patio doors open onto a generous wrap-around decked terrace—ideal for alfresco dining, morning coffees, or simply soaking up the peaceful surroundings. Off-road parking adds to the practicality of this exceptional holiday retreat.



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**Ground Floor**  
**567 sq.ft. (52.7 sq.m.) approx.**



**TOTAL FLOOR AREA : 567 sq.ft. (52.7 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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