



11 Paston Road, Mundesley

Norwich



Minors & Brady

11 Paston Road

Mundesley, Norwich

A stunning coastal barn conversion with vaulted ceilings and access to panoramic sea views, offering a lifestyle that's hard to match. This beautifully updated three-bedroom detached bungalow blends character features with modern finishes throughout. The impressive open-plan living space creates a bright and sociable heart to the home, enhanced by thoughtful upgrades and quality details. Accommodation is both flexible and comfortable, with three double bedrooms and a well-designed layout suited to modern living. Outside, the private garden and off-road parking add practicality, while the use of adjoining land elevates the sense of space and setting. Perfectly positioned in a sought-after coastal village, this is a home that combines charm, comfort, and location in equal measure.

- Beautiful detached barn conversion in a sought-after coastal village
- Three spacious double bedrooms with flexible living options
- Stunning open-plan living space with vaulted ceiling
- Triple glazed windows to lounge and principal bedroom for added efficiency
- Stylish interior with modern upgrades throughout
- Contemporary bathroom with practical utility cupboard and plumbing
- Electric blinds in lounge and principal bedroom, plus fitted shutters
- Fully updated with new windows, doors, radiators, boiler, and complete re-wire
- Private landscaped patio garden, ideal for outdoor relaxation
- Off-road parking for three vehicles and access to adjoining 2-acre field with panoramic sea views



M&B



M&B

11 Paston Road

Mundesley, Norwich

The Location

Located in the sought-after coastal village of Mundesley, Paston Road enjoys a peaceful residential setting within walking distance of the beach. This established area is popular with both full-time residents and those seeking a second home by the sea, offering a quieter lifestyle compared to larger nearby towns. Mundesley itself has a range of everyday amenities, including a convenience store, independent shops, cafés, a fish and chip shop, a medical centre, and a primary school, covering most day-to-day needs without having to travel far.

The village is particularly known for its wide sandy beach, which is backed by colourful beach huts and accessed via sloping paths and steps. The coastline here is part of the Norfolk Coast Area of Outstanding Natural Beauty, with cliff-top walks offering open sea views and routes towards neighbouring villages. Seasonal changes can affect access to some paths due to coastal erosion, which is a known feature of this stretch of coastline.

Transport links are mainly road-based. The nearby market town of North Walsham is around a 10-minute drive and provides larger supermarkets, additional schooling, and a railway station with services to Norwich. Cromer, approximately 20 minutes away by car, offers a wider selection of shops, restaurants, and leisure facilities, as well as a hospital and train connections. Norwich, the nearest city, is roughly 45 minutes by car depending on traffic and provides extensive retail, dining, and cultural options, along with mainline rail services and an international airport.



M&B

11 Paston Road

Mundesley, Norwich

Paston Road, Mundesley

This beautifully presented detached barn conversion bungalow offers a wonderful blend of character, modern upgrades, and coastal living, set within a private road in the highly desirable village of Mundesley. Combining charm with contemporary convenience, the property is ideally positioned within walking distance of the beach while still enjoying a peaceful and tucked-away setting.

Internally, the home is bright and welcoming, with the standout feature being the impressive open-plan living space, enhanced by a vaulted ceiling that creates a real sense of space and light.

This sociable area is perfectly suited for both everyday living and entertaining, with thoughtful additions such as USB socket points, electric blinds to one lounge window, shutters to another, and triple glazed windows to both the lounge and principal bedroom, all contributing to comfort and efficiency.

The accommodation includes three well-proportioned double bedrooms, offering flexibility for family use, guests, or a home working setup. Bedroom one benefits from electric blinds and a calm, comfortable feel.

The bathroom is stylish and well-appointed, with the added advantage of a utility cupboard housing plumbing and space for a washing machine, ensuring practicality without compromising on space. The property has seen extensive improvements, including a complete re-wire, new windows and doors, updated radiators, and a newly installed boiler, providing peace of mind for the next owner.



11 Paston Road

Mundesley, Norwich

Fire and carbon monoxide alarms have also been installed, adding an extra layer of safety.

Externally, the home continues to impress with off-road parking for up to three vehicles. To the rear, a landscaped patio garden provides a private and low-maintenance outdoor space, enhanced by mature planting and ideal for relaxing or dining outside.

A particularly special feature is the use of the adjoining 2-acre field, where panoramic sea views can be enjoyed, adding a rare and appealing dimension to the property's setting.

Combining character features, modern upgrades, and an enviable coastal location, this is a truly lovely home offering both lifestyle and practicality in equal measure.

Agents Note

This property will be sold freehold.

Connected to mains water, electricity, gas and drainage.

New boiler & radiators.

Mundesley is a coastal village and, as such, may be subject to coastal erosion risk over time. Prospective purchasers are advised to carry out their own due diligence and seek appropriate professional advice regarding coastal management policies and any potential long-term impact on the property.

Buyers should also be aware that coastal erosion risk may affect the availability and terms of mortgage lending, and are encouraged to consult with lenders or financial advisors at an early stage.



Ground Floor

Approx. 100.2 sq. metres (1078.7 sq. feet)



Total area: approx. 100.2 sq. metres (1078.7 sq. feet)

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.

Plan produced using PlanUp.

Dreaming of this home? Let's make it a *reality*.



Meet *Abi*
Branch Partner



Meet *Karol*
Property Lister



Meet *Claire*
Aftersales Team Leader

Minors & Brady
Your home, our market



wroxham@minorsandbrady.co.uk



01603 783088



6 Church Road, Wroxham, Norwich, NR12 8UG

CAISTER-ON-SEA | DEREHAM | DISS | NORWICH | OULTON BROAD | WROXHAM



How can we support

- ✓ Residential Mortgages
- ✓ Protection & Insurance
- ✓ Buy-to-let (personal and limited company)



Matt Waters
Director and
Principal



Victoria Payne
Mortgage and
Protection Advisor

Offering you quick and professional mortgage advice every step of the way.

T: 01603 210378
E: enquiries@norfolk-mortgages.co.uk