



Frampton Water Lane, Mundesley

Norwich



Minors & Brady

Frampton Water Lane

Mundesley, Norwich

A striking 1930s residence offering space, character and exceptional versatility in a sought-after coastal setting. Positioned along one of Mundesley's most desirable roads, the property combines classic period charm with a layout well suited to modern family living. The ground floor provides a range of reception spaces, including an elegant sitting room, dining room, sun room and a flexible additional space with potential for annexe-style use. Upstairs, three generous double bedrooms include a principal with en suite, complemented by a well-appointed family bathroom. The home sits within a substantial plot, featuring an in-and-out driveway, integrated garage and extensive parking. To the rear, a beautifully maintained garden with terrace and open countryside views completes this impressive and well-rounded home.

- Attractive 1930s detached home with character and generous proportions
- Sought-after coastal village location within easy reach of amenities and the beach
- Four spacious bedrooms, offering flexible family accommodation
- Versatile ground floor layout with multiple reception rooms
- Potential for ground floor bedroom or annexe-style living (stpp)
- Elegant sitting room opening into a garden-facing conservatory
- Separate dining room and additional sun room overlooking the garden
- Large, private and beautifully maintained rear garden with countryside views
- In-and-out driveway providing ample off-road parking
- Integrated garage offering further storage or practical use



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The Location

Walking into Mundesley, you instantly sense the calm of a seaside village that's stayed true to itself. The cliffs slope down to a long, sandy beach, golden in the right light, firm at low tide and dotted with rock pools that kids explore for hours. Above it, the promenade is lined with colourful beach huts, giving the whole place a cheerful charm.

On warm days, the wide sands are perfect for sandcastles, kites, or simply sitting back and listening to the waves. In summer, lifeguards watch the water, adding to the relaxed, family-friendly feel. The small Maritime Museum and nearby memorial offer a quiet nod to the village's history. The cliff-top paths give sweeping coastal views, edged with wildflowers and backed by open countryside. A little inland, peaceful spots like Southrepps Common offer woodland walks and glimpses of local wildlife.

In the village centre, you'll find a down-to-earth mix of independent shops, a butcher, hardware store, chemist, cafés, the ever-handy Tesco Express and now a fantastic new bakery that's quickly become a local favourite. Public transport links are close and convenient, making it easy to reach nearby towns or explore more of the coast. It feels like the sort of place where people say hello as they pass, and neighbours here are especially warm and welcoming.

There's crazy golf, a skate park and a play area near the seafront, plus a nine-hole golf course perched above the valley with unexpectedly lovely views. All Saints' Church near the cliffs gives the village a sense of continuity and local pride.

Often the best moments are the simple ones: sitting on a bench in the cliff-top gardens at sunset, wandering the promenade with a coffee, or watching the beach huts glow in the evening light. Mundesley is friendly and quietly beautiful, a place that feels instantly welcoming, with a community that makes it even more special.



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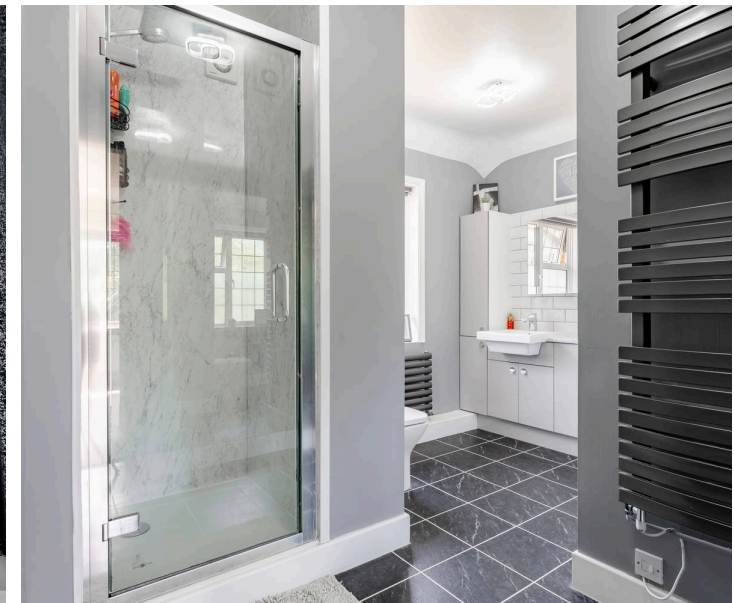
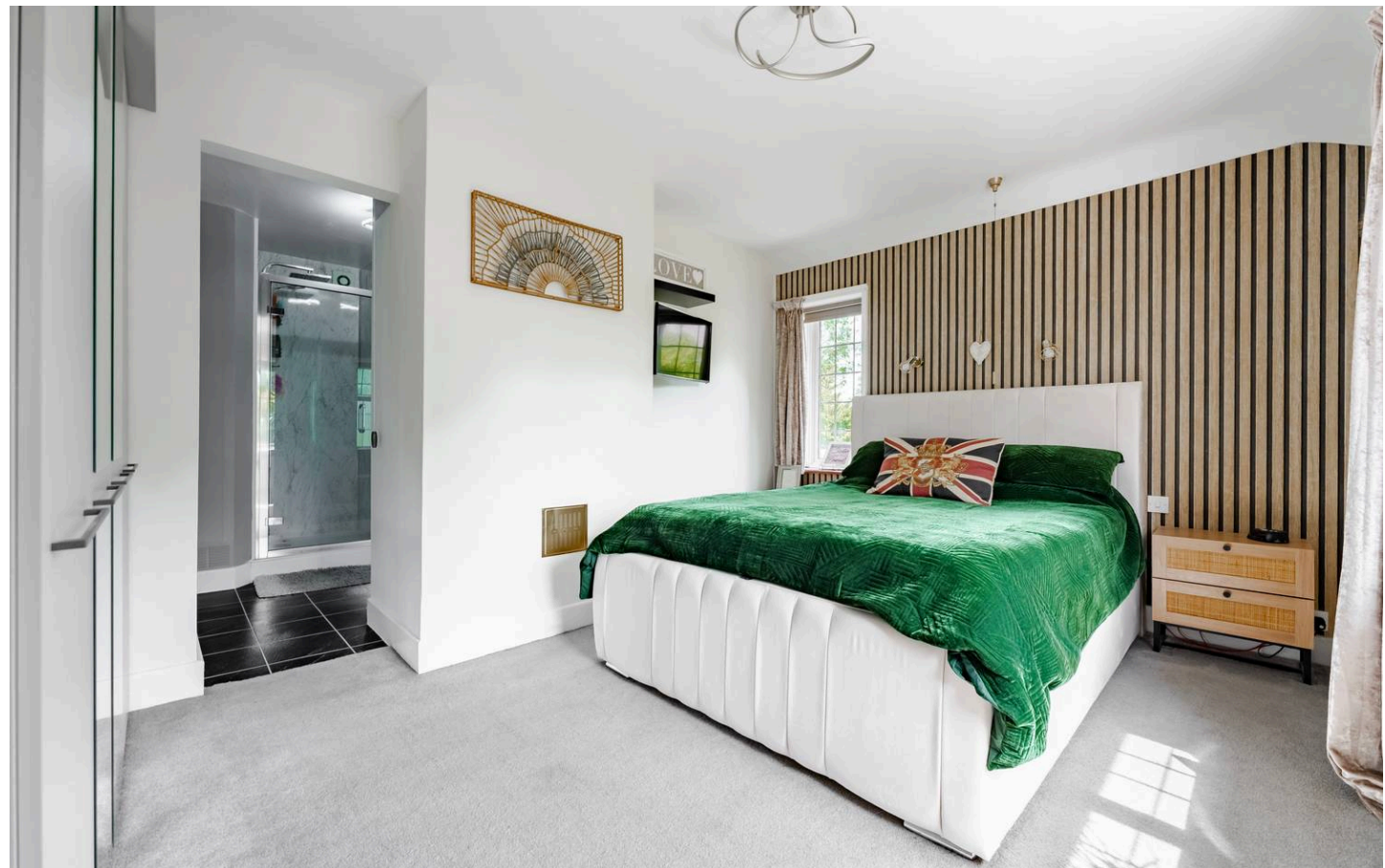
Water Lane, Mundesley

Positioned along one of the most sought-after roads within the popular coastal village of Mundesley, this impressive detached home showcases the charm and proportions typical of 1930s architecture, combined with a flexible layout suited to modern living. Set within a generous plot and enjoying far-reaching countryside views, the property offers both a sense of openness and a private, peaceful environment, all within easy reach of the coastline and local amenities.

The ground floor is centred around a spacious and welcoming entrance hall, creating an immediate sense of scale on arrival. A well-balanced kitchen with adjoining dining room forms a natural hub for day-to-day living, offering a sociable space for meals and gathering.

The main sitting room is an elegant and comfortable retreat, filled with natural light and opening through to a conservatory that overlooks the garden. This connection to the outdoors creates a relaxing setting, ideal for both quiet moments and entertaining.

A sun room, positioned to enjoy views over the garden through a large bay window, adds further versatility to the reception space. In addition, a substantial games room offers excellent flexibility and could easily serve as a ground floor bedroom if required. With its own rear access and proximity to the utility room, this area also lends itself to annexe-style living, subject to individual needs.



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Upstairs, the property continues to impress with three generously sized double bedrooms. The principal bedroom benefits from attractive countryside views and is complemented by a well-appointed en suite shower room. The remaining bedrooms are served by a family bathroom, creating a practical and well-structured arrangement.

Externally, the setting is a key feature of the home. The frontage is both expansive and welcoming, with an in-and-out driveway providing ample parking for multiple vehicles, alongside an integrated garage adding further practicality.

To the rear, the garden offers an impressive and private outdoor space, thoughtfully landscaped and well maintained. A generous terrace provides an ideal spot for outdoor dining and entertaining, leading onto lawned areas bordered by established planting and mature beds. The rear boundary remains open, allowing uninterrupted views across the surrounding countryside, with the distinctive outline of Paston Stow Windmill visible in the distance.

Overall, this is a home that combines period character, adaptable living space and a superb setting, offering a rare opportunity within one of the area's most desirable coastal locations.

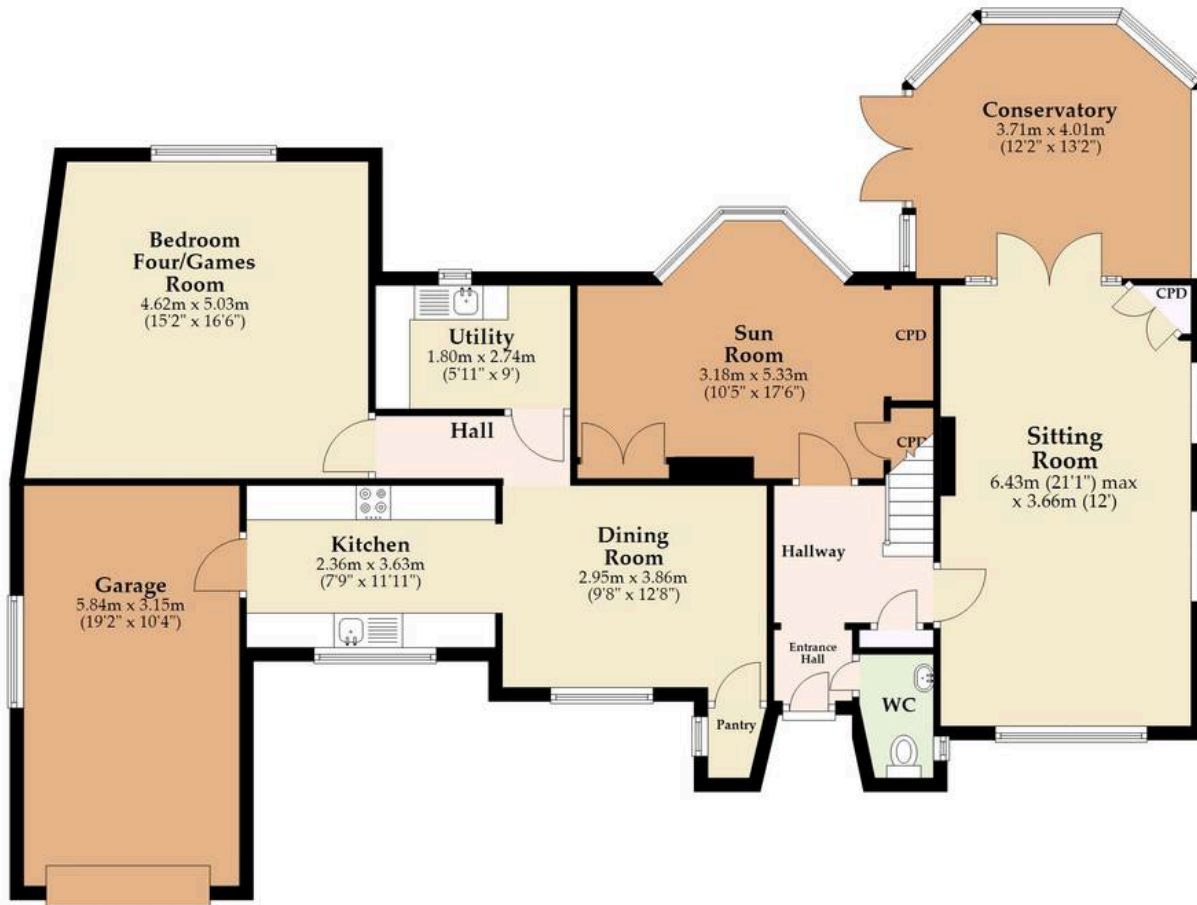
Agents Note

This property will be sold freehold and connected to mains water, electricity, gas and drainage.

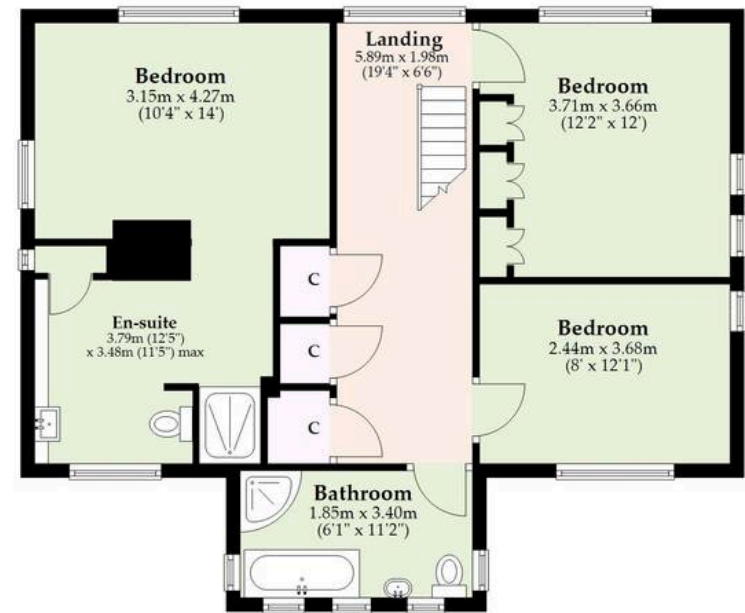


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Ground Floor
Approx. 138.1 sq. metres (1486.9 sq. feet)



First Floor
Approx. 68.8 sq. metres (740.1 sq. feet)



Total area: approx. 206.9 sq. metres (2227.1 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.

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