



Barron Lodge Grub Street, Happisburgh

Minors & Brady



Barron Lodge Grub Street

Happisburgh, Norwich

Barron Lodge presents an outstanding opportunity to acquire a substantial property with established income-generating assets, significant development potential and far-reaching views towards the iconic Happisburgh Lighthouse. The estate comprises a spacious main residence, a successful self-contained holiday let and a well-established Caravan and Motorhome Club site, creating a diversified proposition for those seeking both lifestyle and commercial interests. Further enhancing its appeal, the property includes a range of barns and outbuildings, including a former dwelling with previous residential consent and approved conversion plans, offering scope for future development subject to the necessary permissions. Positioned within easy reach of the North Norfolk coast, village amenities and an extensive network of footpaths and bridleways, Barron Lodge represents a highly versatile acquisition with immediate income streams and exceptional long-term potential.

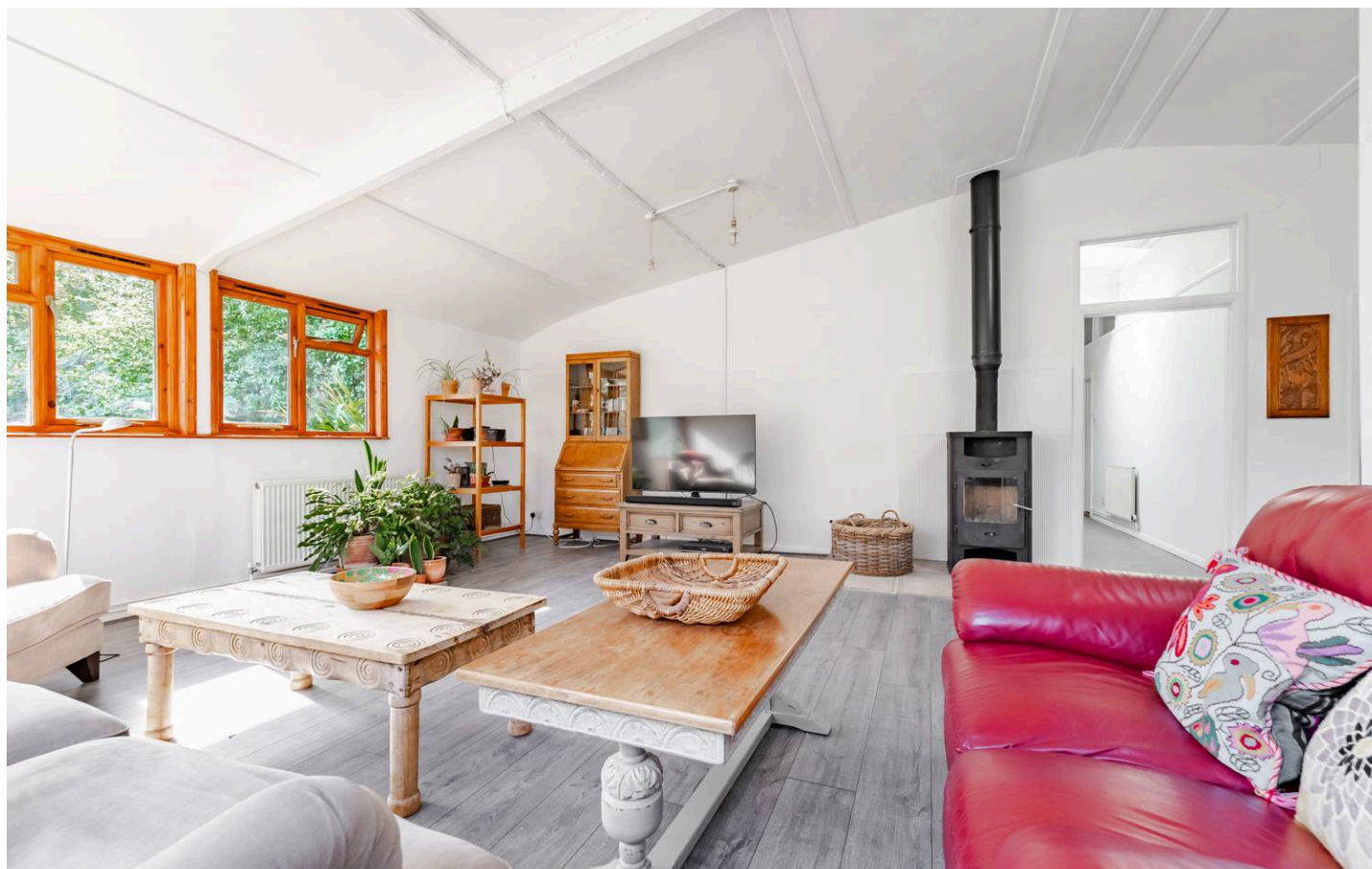
Agents Notes

Disclaimer: The property is of non-standard construction and may not be acceptable security to all mortgage lenders. Prospective purchasers should make their own enquiries with a mortgage lender or independent financial adviser to confirm mortgage availability before proceeding with the purchase.

Freehold.

Connected to mains water and electricity.

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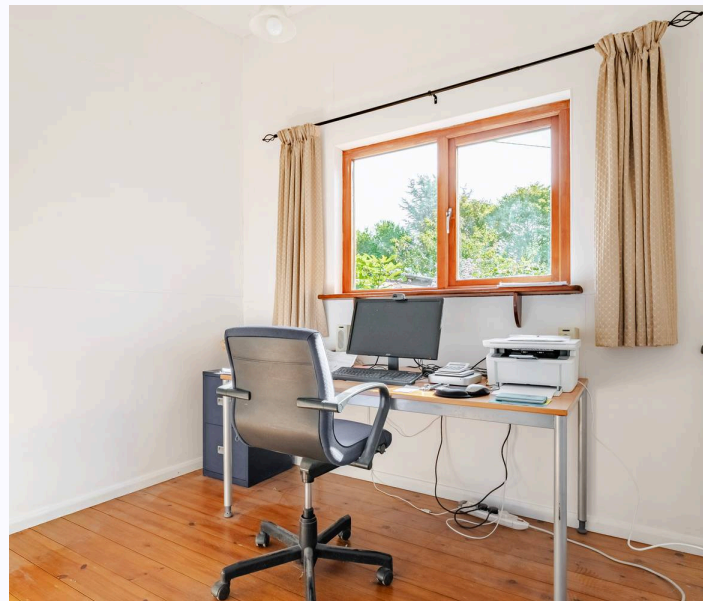
A Coastal Estate With Potential

Set within almost three acres of private grounds (stms) and surrounded by the unspoilt landscape of North Norfolk, Barron Lodge presents a remarkable opportunity to acquire a substantial country home with established income streams, significant development potential and far-reaching views towards the beautiful Happisburgh Lighthouse.

Occupying an enviable position on the edge of the village, accessed by quiet country lanes and framed by open countryside, the property enjoys a wonderful sense of seclusion while remaining within easy reach of local amenities and the region's celebrated coastline. Footpaths and bridleways meander from the doorstep, leading through open fields to Happisburgh's sandy Blue Flag beaches, creating an exceptional setting for those seeking a lifestyle defined by space, tranquillity and connection to nature.

Barron Lodge: The Main Residence

The principal residence is a spacious and welcoming family home, thoughtfully arranged to make the most of its generous proportions and picturesque surroundings. Designed around an impressive open-plan living environment, the house offers a wonderful sense of flow, perfectly suited to both relaxed family life and entertaining on a larger scale.



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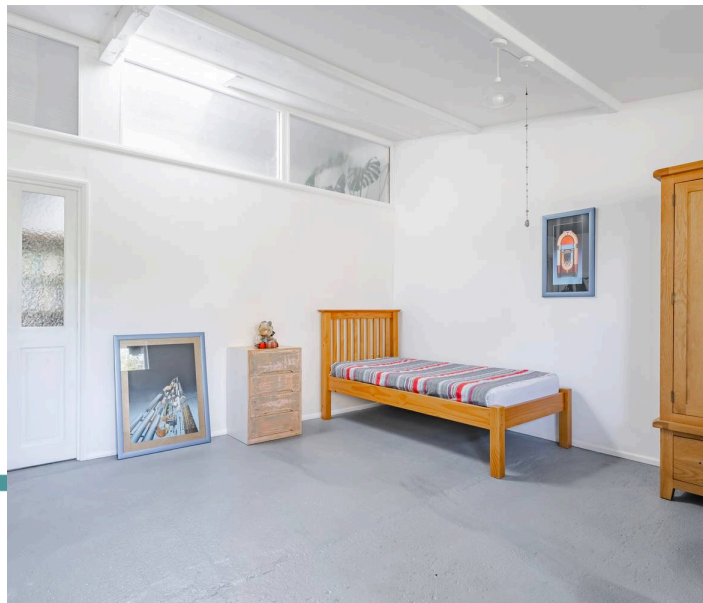
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At the heart of the home lies the expansive lounge, dining and kitchen area, where a feature wood-burning stove creates warmth and atmosphere throughout the seasons. Large windows frame delightful views across the surrounding countryside, with glimpses towards Happisburgh Lighthouse providing a constant reminder of the property's exceptional location. It is a room that perfectly captures the owners' love of the property and remains their favourite place to spend time, enjoying the ever-changing Norfolk landscape beyond.

The accommodation extends to approximately three to four bedrooms and is complemented by two bathrooms, two additional cloakrooms, a dedicated utility area, a separate office and a substantial laundry and storage room. The layout offers considerable flexibility for modern family living, allowing space for home working, hobbies and practical day-to-day requirements.

The home is served by oil-fired central heating, supplemented by a back-up immersion heater and the wood-burning stove, ensuring comfort throughout the year.

Since acquiring the property in 2015, the current owners have carefully enhanced and transformed Barron Lodge, creating a comfortable home whilst establishing successful business ventures from the site. Their vision has laid the foundations for what remains an exciting opportunity for future custodians to further evolve and expand the estate.





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Lighthouse View Lodge: A Successful Holiday Let

Adjoining the main residence is Lighthouse View Lodge, a beautifully arranged self-contained annexe currently operated as a successful holiday let.

Accessed through a spacious entrance hall, the accommodation comprises two generously proportioned double bedrooms, a contemporary bathroom and an attractive open-plan living and dining area. A modern fitted kitchen and cosy wood-burning stove create an inviting retreat for guests seeking to explore the North Norfolk coast and countryside.

Independent heating is provided through freestanding oil-filled radiators, while hot water is supplied via immersion heater and the shower benefits from an electric system. The accommodation has proven highly popular with visitors, generating an established income stream and complementing the wider hospitality offerings of the estate.

Equally, Lighthouse View Lodge offers exceptional flexibility for private use. It could continue as a holiday accommodation business, provide independent living space for extended family members, or be incorporated into the main dwelling to create a substantially larger residence suitable for multi-generational living.



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Caravan & Motorhome Site

One of the estate's most distinctive attributes is its established Caravan and Motorhome Club site, which has successfully operated since 2018 and enjoys an excellent reputation amongst visitors drawn to the beauty of North Norfolk.

Positioned within the picturesque paddock and benefiting from its own dedicated access directly from Grub Street, the site currently accommodates up to six touring vehicles in accordance with Caravan and Motorhome Club regulations. The pitches are thoughtfully arranged to provide guests with a sense of space and openness while enjoying spectacular views across the surrounding countryside towards Happisburgh Lighthouse.

Each pitch benefits from its own electrical hook-up point, all of which were upgraded and reinstalled in 2024 to comply with current regulations. Individual metering allows accurate monitoring of electrical consumption, while comprehensive infrastructure includes drinking water facilities, additional water supply points and a purpose-built waste disposal station.

Waste management is served by an underground 3,800-litre Kingspan collection tank installed in 2017, ensuring the site remains well-equipped to support continued operation. Together with the independent access, established reputation and highly desirable location, the campsite provides an attractive and proven business opportunity with potential for continued growth.

Within the paddock are also two former stable buildings, each offering their own possibilities for future enhancement, subject to any required permissions.



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Outbuilding Development Potential

Beyond its existing residential and commercial elements, Barron Lodge offers compelling opportunities for future development.

At the front of the property stands a substantial barn known as The Paddock. Historically, part of the former structure held legal residential status as a dwelling known as The Paddocks and retained this status when the current owners acquired the property in 2015.

Architectural plans were subsequently commissioned to transform the building into a single-storey residence, and planning approval was granted for the scheme. While the owners ultimately chose not to proceed with the project and the consent has since lapsed, the plans remain available for inspection and provide an exciting indication of the site's potential.

It is understood that the replacement of the former building in a manner replicating the original profile may warrant further investigation, and prospective purchasers are encouraged to explore the available documentation and seek independent planning advice regarding future possibilities.



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In addition, the site benefits from extensive open space and infrastructure capacity, including scope for additional sewage provision should further development be considered. Historical documentation indicates that outline planning permission was previously obtained by former owners for three executive homes, with elements of this material remaining available for review.

Alongside the principal barn are further outbuildings currently utilised for storage and site administration, presenting additional opportunities for conversion or redevelopment, subject to the necessary consents. Collectively, these buildings create a rare proposition for purchasers seeking a property capable of evolving alongside their ambitions.

Barron Lodge's Future

Barron Lodge represents an increasingly rare opportunity to acquire a substantial North Norfolk holding where lifestyle, income and future potential combine in equal measure. Whether envisioned as a private country residence, a multi-generational family home, a flourishing hospitality enterprise or a development project with scope for further enhancement, the possibilities are both varied and compelling.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		77
(55-68) D		
(39-54) E	47	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		

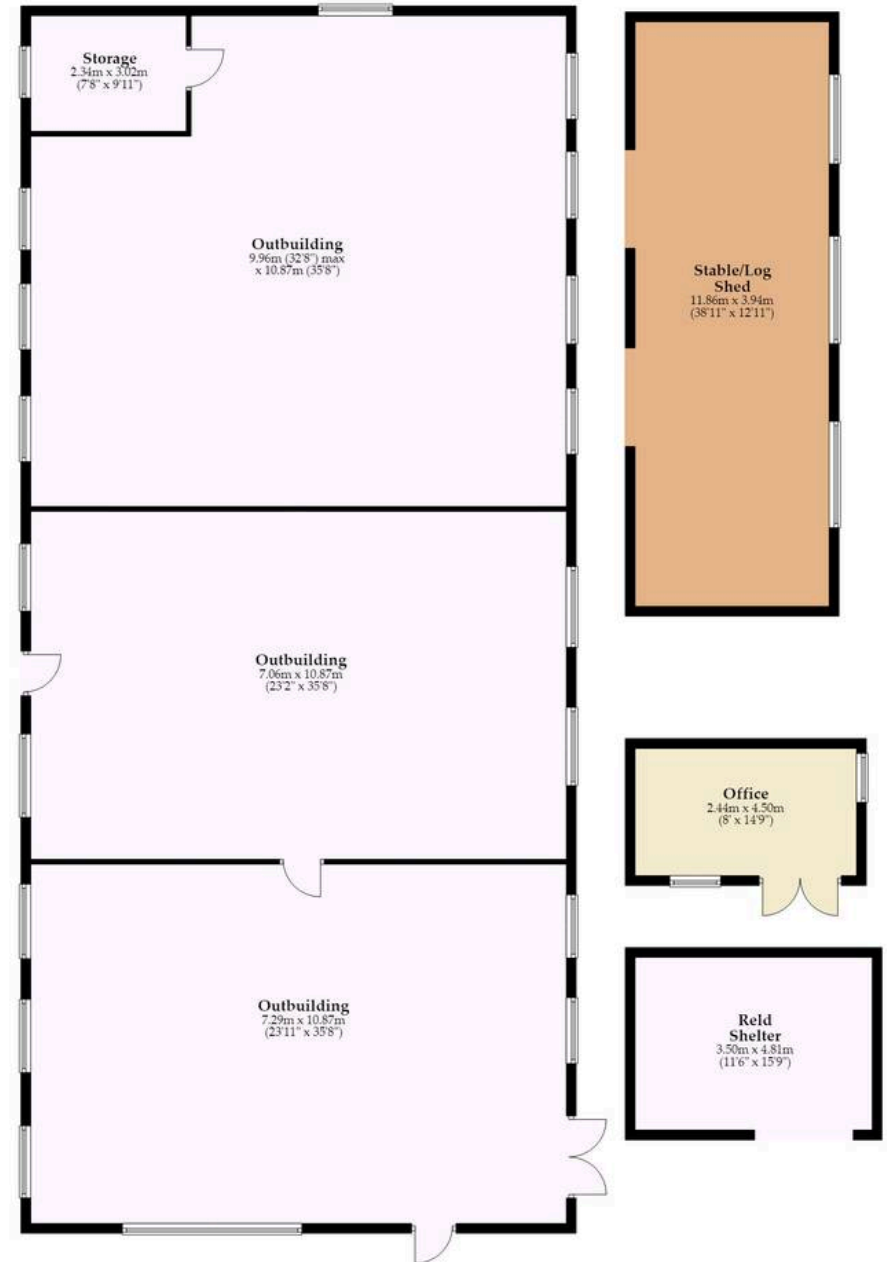
Main Residence (Attached To Annexe)

Approx. 221.0 sq. metres (2376.7 sq. feet)



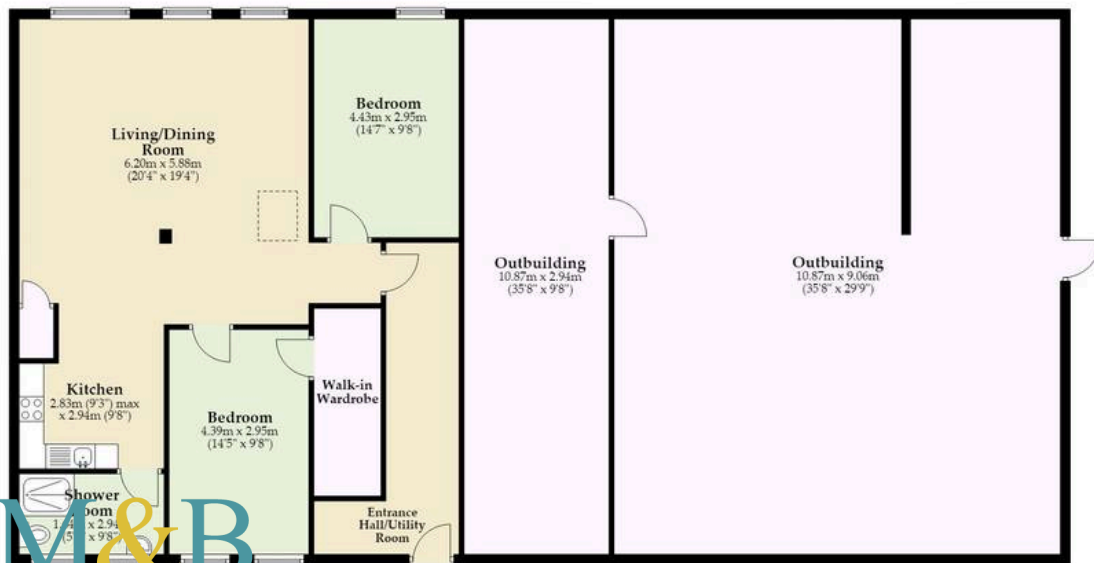
Outbuildings

Approx. 340.6 sq. metres (3666.5 sq. feet)



Annexe (Holiday Let) & Attached Outbuilding

Approx. 250.0 sq. metres (2691.5 sq. feet)



Total area: approx. 811.7 sq. metres (8736.7 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.

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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



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