



The Warren Britons Lane, Beeston Regis

Minors & Brady



The Warren Britons Lane

Beeston Regis, Sheringham

Home to the established Warren Boarding Kennels business, this detached bungalow occupies a substantial plot in the popular coastal village of Beeston Regis, presenting a unique opportunity to acquire a property with both lifestyle and commercial appeal. Just a short distance from the North Norfolk coastline, the property offers comfortable living accommodation alongside an extensive range of outbuildings, including kennel facilities, a grooming parlour, office and ancillary spaces. Whether continued as a successful business, adapted for alternative uses, or enhanced to suit individual requirements, subject to the necessary permissions, the property offers exceptional versatility. Surrounded by expansive gardens, mature planting and an abundance of wildlife, it provides a wonderful setting for those seeking space, potential and a connection to the Norfolk countryside.



M&B



The Warren Britons Lane

Beeston Regis, Sheringham

The Location

Britons Lane is situated within the desirable coastal village of Beeston Regis, offering a convenient residential setting with easy access to local amenities and the stunning North Norfolk coastline. The village is highly regarded for its attractive surroundings, strong sense of community, and proximity to both the countryside and the sea.

Residents benefit from a range of local amenities nearby, whilst the neighbouring seaside town of Sheringham provides an excellent selection of shops, supermarkets, cafés, restaurants, schools, healthcare facilities, and leisure amenities. The area is particularly popular with those seeking a coastal lifestyle whilst retaining access to everyday conveniences.

The village is surrounded by beautiful countryside and enjoys close proximity to the Norfolk Coast Area of Outstanding Natural Beauty, offering a wealth of scenic walking routes and outdoor recreational opportunities. Sheringham Park, renowned for its woodland walks and panoramic coastal views, is within easy reach, while the area's sandy beaches and coastal paths provide excellent opportunities to enjoy the shoreline throughout the year.

The area benefits from good transport connections, with nearby Sheringham offering rail services to Norwich and connections across the region. Road links provide convenient access to Cromer, Holt, Norwich, and the wider North Norfolk area, making the location ideal for exploring the surrounding coastline and countryside.

M&B

The Warren Britons Lane

Beeston Regis, Sheringham

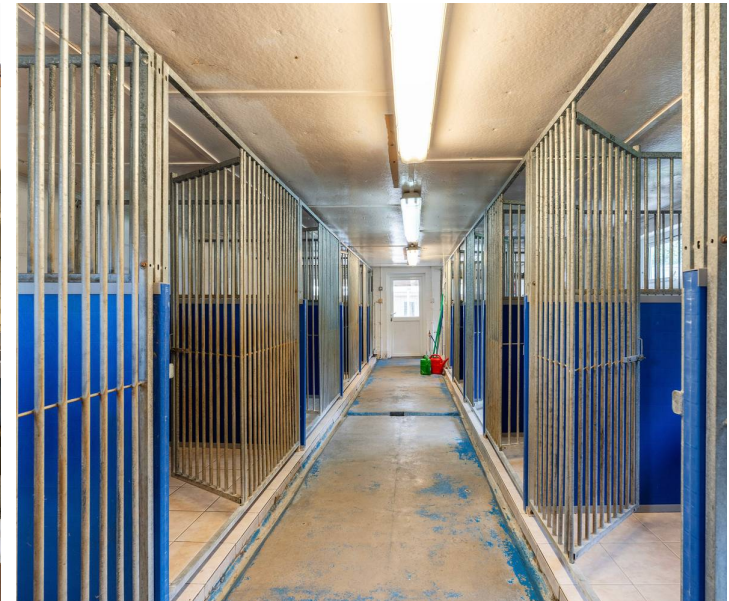
Britons Lane

Set within a substantial plot on the edge of the sought-after North Norfolk village of Beeston Regis, this detached bungalow presents a rare opportunity to acquire a home with extensive grounds, versatile outbuildings and an established business setting, all within easy reach of the beautiful Norfolk coastline.

Offering scope for further enhancement and adaptation, the property is well suited to purchasers seeking a lifestyle move, home and income potential, multi-generational living opportunities or space for equestrian and rural pursuits, subject to the necessary permissions.

The bungalow provides comfortable and flexible accommodation, with opportunities for future improvement if desired. The fitted kitchen is well arranged for day-to-day living, while the living room centres around a feature fireplace. A conservatory looks out across the gardens and offers an enjoyable spot to sit throughout the year, while a separate dining room provides additional space that could equally serve as a home office or second reception room.

The bedroom accommodation comprises three generous double bedrooms. The principal bedroom benefits from the convenience of a private en-suite shower room, while the remaining bedrooms are served by a family bathroom fitted with a three-piece suite and vanity storage, offering practical space for family living.





The Warren Britons Lane

Beeston Regis, Sheringham

A defining feature of the property is the exceptional range of outbuildings and external facilities. Currently operating as the well-regarded family-run business, Warren Boarding Kennels, the grounds incorporate two kennel blocks, a grooming parlour, office and kitchen facilities. The current owners have undertaken recent improvements to the kennels and grooming parlour, enhancing the existing business infrastructure. For those seeking alternative uses, the outbuildings offer significant flexibility and could present opportunities for conversion to residential accommodation, subject to the necessary consents, or could be adapted for equestrian activities, livestock, workshops, vehicle storage or a variety of countryside enterprises.

Outside, the grounds are equally impressive. Extensive wrap-around gardens create a wonderful sense of space and privacy, with sweeping lawns, established planting and a patio area. A timber shed, polytunnel and a mixture of mature and recently planted fruit trees further enhance the appeal for keen gardeners and those interested in growing their own produce. The gardens attract an abundance of wildlife throughout the year, adding to the property's connection with its natural surroundings.



M&B

The Warren Britons Lane

Beeston Regis, Sheringham

Separate enclosed courtyards and operational areas serve the kennel facilities, while a dedicated car park positioned in front of the office provides convenient parking for visitors, clients and staff.

Properties offering this level of versatility, land and potential are seldom available in such a desirable coastal village location. Whether continued as a successful business venture, adapted for equestrian or agricultural use, or reimagined to create an exceptional family home, this is a unique opportunity to secure a property with considerable scope for the future in one of North Norfolk's most appealing settings.

Agents Notes

Freehold.

LPG heating system.

Connected to mains electricity and water.

Drainage is via a septic tank.

Boiler installed in 2023, with warranty.

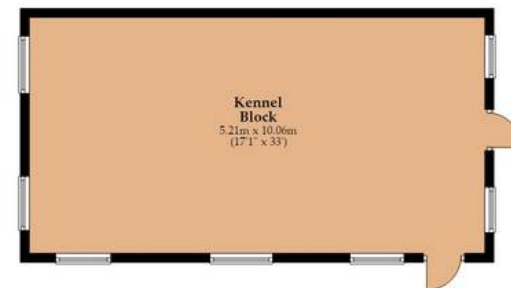
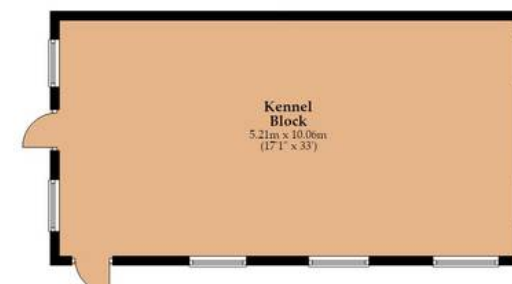
Please Note: This property lies within a Conservation Area, an Area of Outstanding Natural Beauty (AONB). These designations help protect the character, appearance and natural landscape of the area and may impose additional planning controls. Prospective purchasers are advised to make their own enquiries with the Local Planning Authority regarding any existing or proposed works and any associated planning or conservation requirements.

M&B



Ground Floor

Approx. 295.9 sq. metres (3185.4 sq. feet)



Total area: approx. 295.9 sq. metres (3185.4 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 purchasers. 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.

M&B

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

BURY ST. EDMUNDS | 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