



Homefield, West Runton, Cromer, Norfolk

STRUTT & PARKER
BNP PARIBAS GROUP

Homefield, Cromer Road, West Runton, Cromer, Norfolk, NR27 9AD

An attractive detached Victorian seaside house with stunning sea views, situated a short walk to the centre of West Runton

Town centre 100m, Beach 900 metres,
Sheringham 2 miles, Cromer 2.5 miles,
Holt 8.5 miles

Ground floor: Living room | Dining room
Bedroom 7 with en-suite / Potential Reception
Room | Kitchen | Breakfast room / Office

First floor: Principal bedroom with en-suite
shower room | Three further bedrooms with
en-suite shower rooms

Second floor: Two further bedrooms, one with
en-suite bathroom and the other with en-suite
shower room

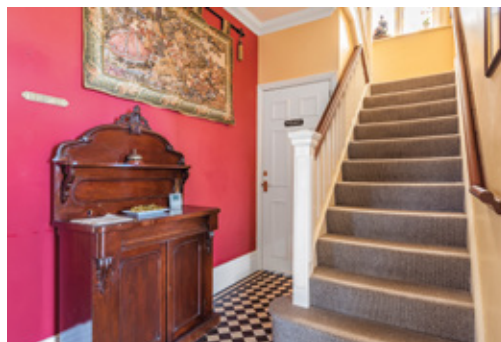
Outside: Off street parking | Lawned front
gardens | Private courtyard | Timber outbuilding

EPC - D

In all about 0.16 of an acre

The Property

Homefield is an excellent six bedroom detached Victorian property of red brick construction under a pantile roof. The property is believed to have been built around 1890 and offers well-proportioned family-sized accommodation with six / seven bedrooms. The existing owners have maintained the property well throughout their ownership and have retained many period features including stained glass windows, original flooring and the original balcony overlooking the sea.



To the front of the property are lawned gardens with pedestrian access from the road up to the front door. To the right hand side of the house is a generous parking area which could also be utilised as extra garden space should this be required. There is also an outbuilding currently used as a utility room and store room. To the left hand side of the house is the main parking area for the owners and guests. To the rear of the house is a private courtyard garden which offers useful entertaining and relaxing space.

Further to the above Homefield is currently run as a successful four star guesthouse with six rooms available to guests. The owners have converted one of the downstairs reception rooms into a bedroom with en-suite bathroom to suit the existing setup. This seventh bedroom could be turned back to reception by an incoming purchaser should they wish to do this.

Guesthouse business website:

<https://homefieldguesthouse.co.uk/>



Location

Homefield is situated in a prominent location over looking the sea on the east side of the village of West Runton. West Runton has a good variety of thriving shops including a Thai restaurant, family-run small supermarket, Post Office, public house, a hotel with a nine-hole golf course and a lovely seafood restaurant overlooking the sea. The Coast Hopper bus services villages between Kings Lynn and Cromer and stops in West Runton. There are also frequent buses to Norwich and Holt and a railway station at West Runton on the Bittern Line, which runs between Sheringham and Norwich. Sheringham and Cromer both have good state schools, whereas neighbouring Beeston Hall and Gresham's in Holt offer public schooling.

Directions

From Norwich, head north on the A140 to Cromer. On reaching Roughston, go over the first roundabout and take a left turn at the second roundabout signposted to Felbrigg. Follow this road through Felbrigg and join the A148 road to Holt by turning left at the roundabout. After one mile and just after passing the Roman Camp Inn on the left hand side, take a right turn onto Sandy Lane signposted to West Runton. Follow this road through dense woodland and past the



Links Country Park Hotel and Golf Club until you reach the A149 Cromer Road and turn right. The property can be found after a short distance on the right hand side of the road.

General

Services: Mains electricity, water and drainage. Gas fired central heating.

Local Authority: North Norfolk District Council

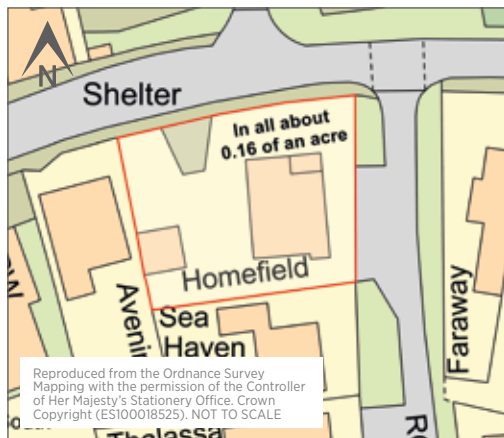
Fixtures and Fittings: Unless specifically mentioned in these particulars, all fixtures and fittings are excluded from the sale of the freehold interest. Some items such as carpets, curtains, light fittings etc., may be available by separate negotiation if required.



Rights of Way, wayleaves and easements: The property will be sold subject to all rights and private rights of way. Water, light, drainage and other easements, quasi-easements and wayleaves, all or any other like rights whether mentioned in these particulars or not.

Guide Price: £825,000

Viewing: Strictly by appointment through Strutt & Parker.



Norwich

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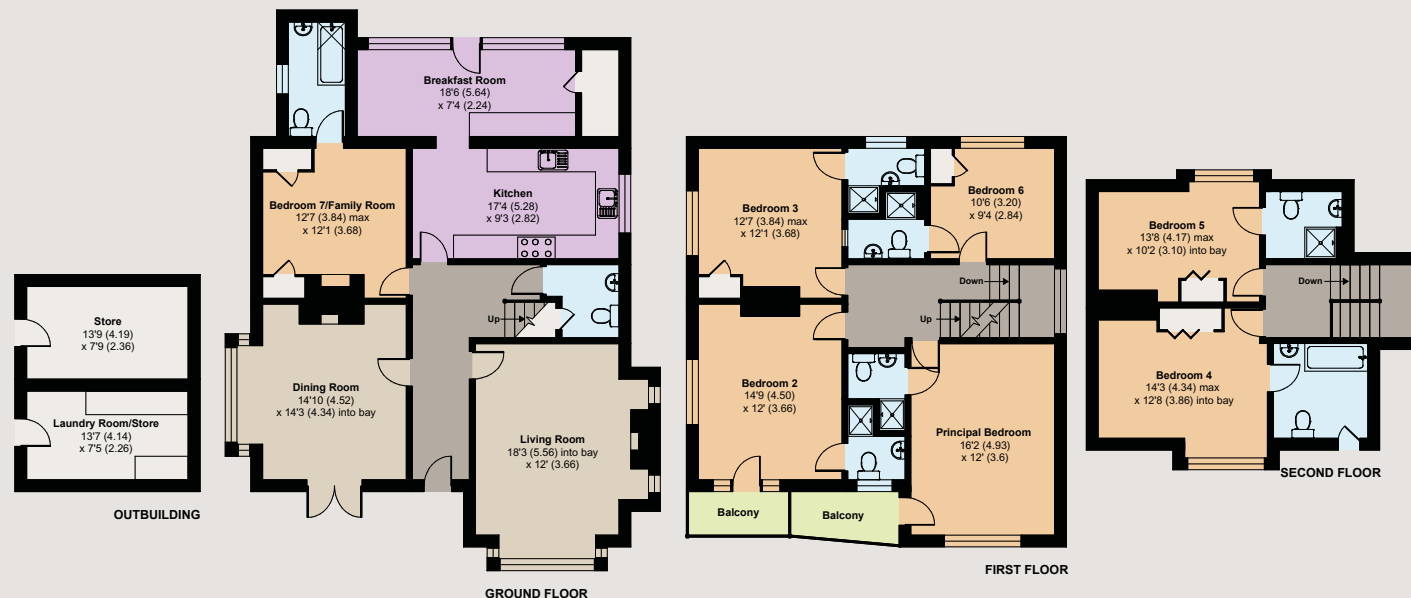
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Approximate Area = 2612 sq ft / 242.6 sq m

Outbuilding = 223 sq ft / 20.7 sq m

Total = 2835 sq ft / 263.6 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nrichcom 2022.
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