GULLIES WEYBOURNE

Gullies is a pretty brick and flint cottage with a stylish modern interior in the centre of a sought after coastal village. Fantastic HOLIDAY LET POTENTIAL up to £32,658 per year.

BIGSKIES estates

The Property

Gullies is a pretty brick and flint cottage, extended to the rear, nestled in the centre of the popular coastal village of Weybourne. Behind the chocolate box exterior is a contemporary and stylish open plan interior.

Downstairs features a large bright kitchen / diner with a funky stripped back stainless steel kitchen and dual aspect windows, leading to the sitting room with raised open fire and conservatory with French doors to the back garden. There is also a downstairs shower room / utility room. Upstairs are three good sized double bedrooms, the master having a clever en suite bathroom with lovely floor to ceiling mosaic tiles and a further family bathroom.

Gullies is perfect as a main residence, as it is now, or as a second home with fantastic potential to generate additional income.

Outside

Gullies sits gable end to the road running through the centre of the village, with the sitting room arranged to the rear of the cottage, looking out to the good sized, fully enclosed garden. The mature hedging and trees in the garden ensure a quiet, private space to relax in the summer sunshine and to enjoy alfresco dining in the warmer months.

The front door opens to a pedestrian path leading back along the edge of the garden to the parking area and road to the rear of the property. There is a parking space at the end of the garden (with a gate to walk back through the garden to the house), which is accessed from Home Piece Road.

Holiday Let Opportunity

Potential Income : £32,658 (based on 28 weeks)
Potential Occupancy: 25 - 30 weeks
Sleeping: 6 in 3 Bedrooms

The combination of period cottage charm outside and modern contemporary living inside would definitely make it a popular choice with holiday makers. The fact that it is situated in a holiday hot spot village, boasts three bedrooms and three bathrooms, a fully enclosed garden, off street parking and is walking distance to the beach, pub and shop/ coffee shop will all add to the overall appeal.

We have spoken to two of the leading local cottage agencies, Norfolk Hideaways and Norfolk Cottages and both have expressed the opinion that Gullies would make a fabulous holiday let and would achieve peak week rents of around £1400 per week and occupancy of between 25 - 30 weeks per year.

The Location

Weybourne is an old fishing village situated in an Area of Outstanding Natural Beauty on the north Norfolk Coast. The village is bursting with winding roads and traditional brick and flint cottages, many dating back to the 17th century. Weybourne has a quiet shingle beach with a backdrop of cliffs leading to Sheringham one way, whilst the other way the beach will take you to Blakeney Point. Surrounded by fields, woodland and heathland, the area is perfect for walking and enjoying the countryside and coast. If walking isn't your thing, you can also jump on the north Norfolk Railway Line steam train and go to Holt and Sheringham.

The Ship is a very popular pub, located in the centre of the village, within easy walking distance of Gullies. It is popular with both locals and visitors alike and serves very tasty food. There is also a charming village store / coffee shop, which stocks essentials, serves lovely coffee and freshly prepared snacks - perfect for when you are just back from the beach.

With no more than 600 people living here, there is a real sense of a local community and with so much to do and see at Weybourne, it really is a superb holiday destination at any time of the year.

Weybourne is just under 4 miles from the bustling Georgian town of Holt and 3 miles from the seaside town of Sheringham. There are supermarkets, schools, lovely restaurants, shops, schools and doctor surgeries all nearby

Other Information

Services:

Mains Electricity & Water

Mains Drains

LPG Central Heating (which cleverly alerts the supplier when it is running low)

EPC Rating: To be confirmed

Council Tax: North Norfolk District Council - Band D

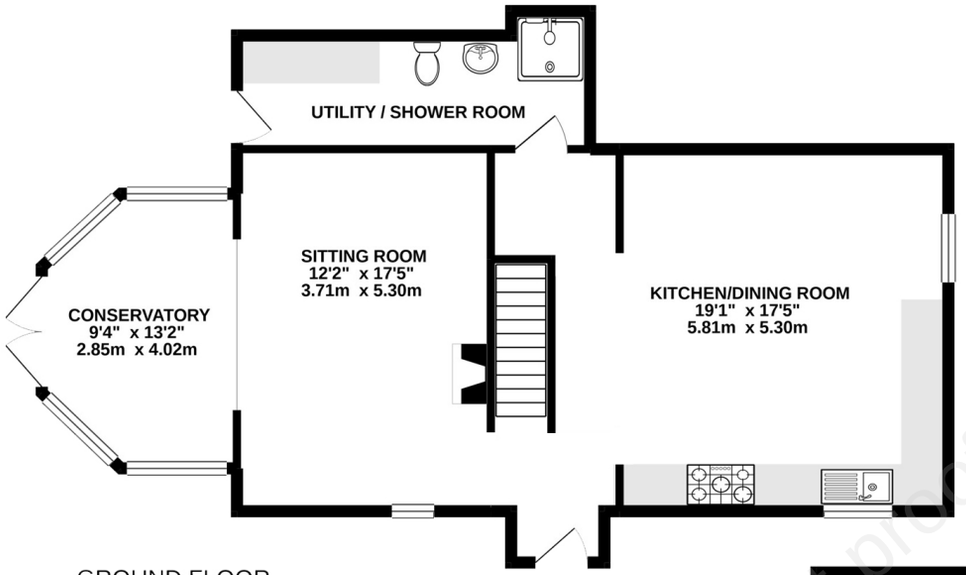
Viewing: Strictly by appointment with Big Skies Estates

Agents Note: Planning consent has been granted by North Norfolk District Council under ref: PF/18/0667 for the erection of a detached outbuilding in the rear garden, comprising a twin open cart shed and a self-contained studio with Bedroom, En-suite Shower Room and Kitchenette.

The projection figures listed are based on bookings spread out across the calendar year.

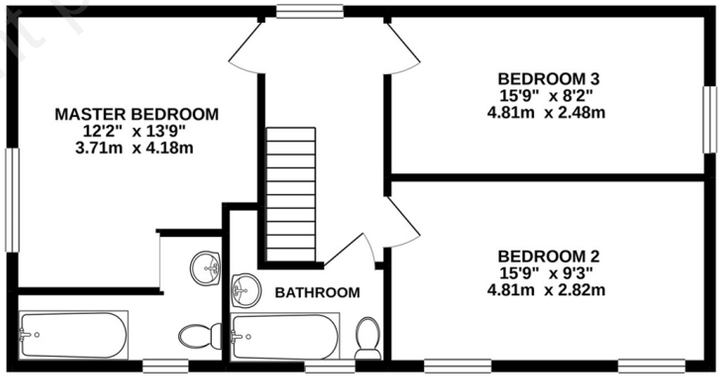
Gullies, Weybourne, NR25 7SY

TOTAL APPROX. FLOOR AREA 1405 SQ.FT (130 SQ.M.)



GROUND FLOOR
812 sq. ft. (75.4 sq. m.) approx.

1ST FLOOR
594 sq. ft. (55.1 sq. m.) approx.



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10 High Street, Holt, Norfolk NR25 6BQ Tel: 01263 586 686
Email: enquiries@bigskiesestates.co.uk www.bigskiesestates.co.uk

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