



**Mole Lodge, Stiffkey**  
**Offers in Excess of £600,000**

**BELTON DUFFEY**







# **MOLE LODGE, 84A WELLS ROAD, STIFFKEY, NORFOLK,NR23 1QE**

Spacious detached 4 bedroom bungalow, oak garden room, south facing gardens and garage in coastal village.

## **DESCRIPTION**

Mole Lodge is a spacious detached bungalow situated in an elevated position on the edge of the desirable North Norfolk coastal village of Stiffkey. The well laid out flexible living accommodation briefly comprises an entrance hall, kitchen/breakfast room, sitting room, study/dining room, utility room and an oak framed garden room. There are 4 bedrooms (3 with their own en suites), and a large cloakroom with space for the installation of a bath/shower. Bedrooms 3 and 4 (both en suite) have their own separate access to the front of the property suitable for a bed and breakfast business or annexe accommodation. The property also has the benefit of oil-fired central heating, a wood burning stove in the sitting room and double glazing throughout.

Outside, Mole Lodge is approached over a driveway shared with just one other property. An extensive gravelled area provides parking for several vehicles/boats etc and leads to a brick built garage. There are mature private mainly south facing gardens with the grounds amounting to approximately 1/5 acre (subject to survey).

## **SITUATION**

Stiffkey is a picturesque village, set in an Area of Outstanding Natural Beauty, of predominantly pretty brick and flint cottages with the marshes leading down to the sea on one side and nestling in the valley next to the River Stiffkey to the other side. The coastal path is accessed off a small free car park at the end of Greenway where you can walk to Wells-next-the-Sea to the west and Morston to the east. Off the main road can be found the attractive Stiffkey Stores and Coffee Shop which is open 7 days a week in the summer and offers a Post Office counter, everyday groceries as well as a wide range of locally grown produce, homewares, gifts and wines. Close by is The Red Lion, a much celebrated traditional Norfolk pub serving good locally sourced food.

To the east is Morston where you can take a boat trip out to see the seals at Blakeney Point and treat yourself to a meal at the Michelin starred restaurant at Morston Hall. Just over a mile further on is Blakeney to the east whilst Wells-next-the-Sea is 3 miles to the west from Stiffkey with its beautiful sandy beach, dunes and colourful beach huts fringed by pinewoods.

## **ENTRANCE HALL**

A partly glazed composite door leads from the driveway to the front of the property into the L-shaped entrance hall with a quarry tiled floor, space for coat hooks and shoe storage. Exposed ceiling beams, radiator, shelved airing cupboard housing the hot water cylinder, loft hatch and a small window to the front.





## **CLOAKROOM**

2.66m x 1.88m (8' 9" x 6' 2")

Currently a cloakroom with scope for the installation of a shower enclosure and/or bath. Corner pedestal wash basin, WC, fitted cupboard with tiled worktop, recessed ceiling lights, ceramic tiled floor, radiator and an obscured glass window to the side.

## **KITCHEN/BREAKFAST ROOM**

5.00m x 4.10m (16' 5" x 13' 5") at widest points.

L-shaped room with a range of white Shaker style base and wall units with laminate worktops incorporating an enamel one and a half bowl sink with mixer tap, tiled splashbacks. Integrated appliances including a double oven, induction hob with extractor hood over, dishwasher and recess for a tall fridge freezer. Peninsular base unit with a granite worktop.

Quarry tiled floor, exposed ceiling beams, radiator and room for a dining table and chairs. Large window to the west, stable door and window to the utility/hobbies room. Opening to:

## **SITTING ROOM**

5.00m x 4.85m (16' 5" x 15' 11")

An impressive room with a red brick fireplace housing a Dovre multi-fuel stove on a pamment tiled hearth with timber mantle and black canopy, 2 radiators. Wall lights, exposed ceiling beams and quarry tiled floor. UPVC French doors with fixed side windows leading outside to the front of the property, opening to study/dining room and a small window and glazed door leading into:

## **GARDEN ROOM**

5.00m x 2.50m (16' 5" x 8' 2")

Oak framed garden room which overlooks the garden with double glazed windows on a low brick wall, vinyl flooring, radiator, recessed ceiling lights. Oak French doors leading outside to the garden.

## **STUDY/DINING ROOM**

4.07m x 2.50m (13' 4" x 8' 2")

Flexible room with a radiator, wall lights, quarry tiled floor, double aspect windows to the front and side and an obscured glass door leading into:

## **UTILITY**

5.88m x 2.50m (19' 3" x 8' 2")

Versatile light and airy room with a full run of windows to the side and a polycarbonate roof. Range of base units with laminate worktops incorporating a stainless steel sink with mixer tap, 2 radiators, spaces and plumbing for a washing machine, tumble dryer and fridge freezer. Ceramic tiled floor, wall lights and a glazed UPVC door leading out to the side of the property.







## **BEDROOM 1**

3.75m x 3.50m (12' 4" x 11' 6")

Radiator, recessed display shelf, window to the rear and an obscured glazed door leading into:

## **EN SUITE BATHROOM**

2.35m x 1.62m (7' 9" x 5' 4")

Shower cubicle with a chrome mixer shower, vanity cupboard incorporating a wash basin, mirror with lights and shaver point, WC. Ceramic tiled floor and walls, wall lights, extractor fan and a white towel radiator. Window to the side.

## **BEDROOM 2**

3.90m x 2.57m (12' 10" x 8' 5")

Radiator and a window to the rear.

## **ENTRANCE LOBBY**

Bedrooms 3 and 4 share a separate access door to the front of the property making them ideal for annexe or bed and breakfast guests without disturbing the main property. Bedroom 3 also has access to the main property's entrance hall. Partly glazed UPVC door to the front of the property, wall light and loft hatch.

## **BEDROOM 3**

3.87m x 3.24m (12' 8" x 10' 8")

Fitted wardrobe, dressing table/desk and wall shelves, radiator, wall lights. Window to the front and a sliding door leading into:

## **EN SUITE SHOWER ROOM**

3.23m x 0.89m (10' 7" x 2' 11")

Shower cubicle with an electric shower, wash basin with tiled splashback, shaver point and light, WC. Chrome towel radiator, ceramic tiled floor and a window to the rear with obscured glass.

## **BEDROOM 4**

4.98m x 2.91m (16' 4" x 9' 7") at widest points.

Dressing area recess with a window to the side, radiator, window to the rear and a glazed door with obscured glass leading into:

## **EN SUITE SHOWER ROOM**

1.81m x 1.50m (5' 11" x 4' 11") at widest points.

Shower cubicle with an electric shower, wall mounted wash basin, WC. Chrome towel radiator, tiled floor and walls, extractor fan and a window to the rear with obscured glass.







## **OUTSIDE**

Mole Lodge stands in an elevated position set back from the road behind mature trees and hedging. The property is approached over a driveway shared with just 1 other property leading onto a gravelled parking area for several vehicles/boats etc and leading further to the attached garage.

To the front of the property, there is an attractive south facing gravelled courtyard garden with a gated archway leading to the main garden which is at the front of the property, opening out from the oak framed garden room. The garden also faces south and comprises a lawn, mature trees and shrubs, paved patio areas, pergola, shed, outside tap and a brick barbecue. A gravelled pathway leads to an attractively planted lawned side garden with hedged boundaries and a pond. There is also a small lawned garden to the north which backs onto countryside and where there is a greenhouse and the oil storage tank is situated. In all, the gardens and grounds amount to approximately 1/5 acre (subject to survey).

## **GARAGE**

5.00m x 3.04m (16' 5" x 10')

Attached brick built garage with tiled roof, up and over door to the front, power and light, oil-fired central heating boiler and a window to the side.

## **DIRECTIONS**

From Wells-next-the-Sea, take the A149 coast road heading east towards Cromer and continue out into open countryside and onto Stiffkey. Pass the 30mph and village sign at the edge of the village then take the second driveway on the left (as indicated by the Belton Duffey 'For Sale' board) where Mole Lodge is the property on the right-hand side.

## **OTHER INFORMATION**

Mains electricity, mains water and private drainage. Oil-fired central heating to radiators. EPC Rating Band D.

North Norfolk District Council, Holt Road, Cromer, Norfolk, NR27 9EN. Council Tax Band D.

## **TENURE**

This property is for sale Freehold.

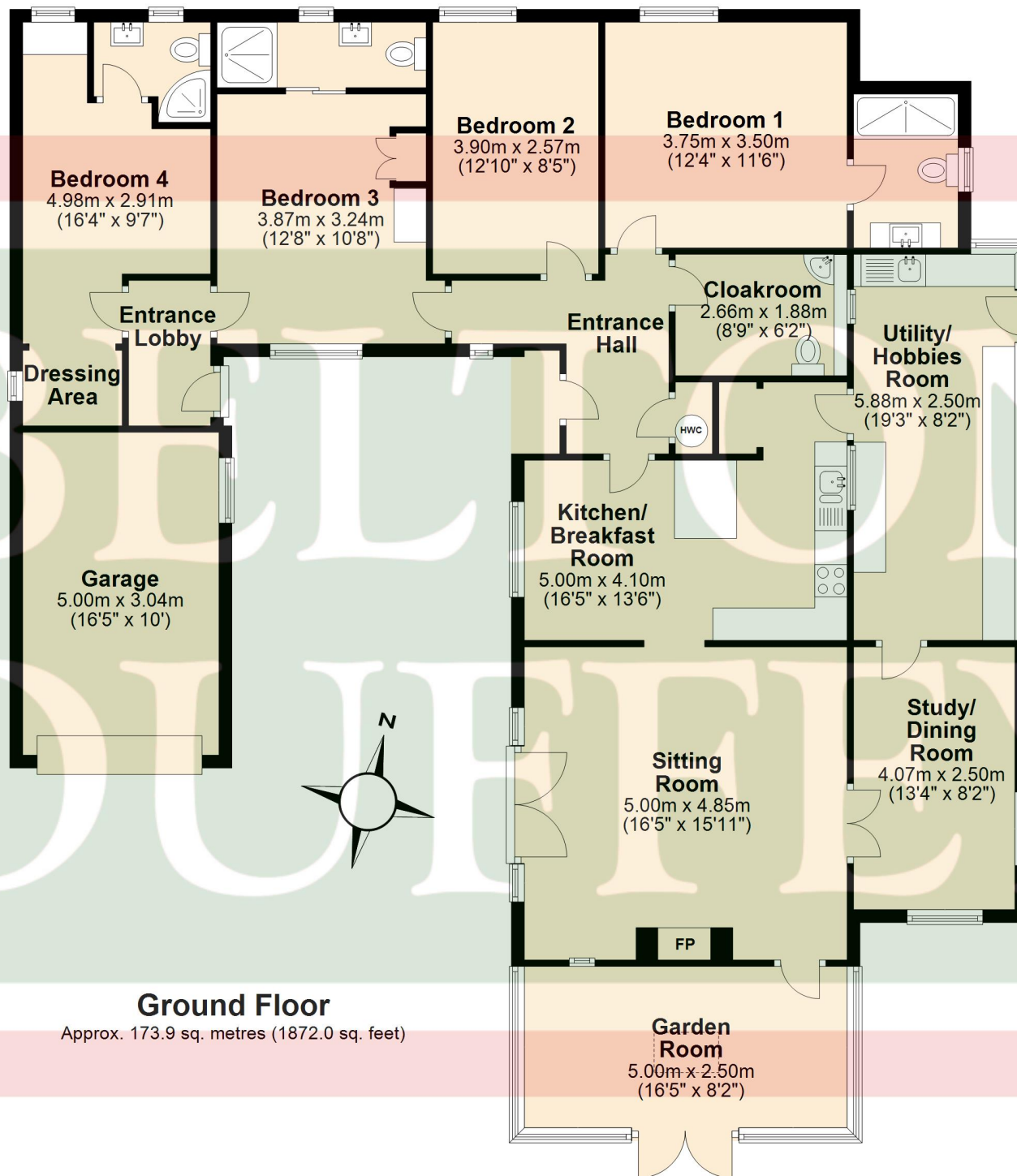
## **VIEWING**

Strictly by appointment with the agent.









### Ground Floor

Approx. 173.9 sq. metres (1872.0 sq. feet)

Total area: approx. 173.9 sq. metres (1872.0 sq. feet)



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