



Seacrest, Stiffkey
Guide Price £275,000

BELTON DUFFEY

SEACREST, 154 CAMPING HILL, STIFFKEY, NORFOLK, NR23 1QL

A semi detached bungalow with 2 bedroom accommodation and a conservatory with fine far reaching views towards the sea in this popular coastal village.

DESCRIPTION

Seacrest is an ex-local authority semi detached bungalow situated off the main road on the edge of Stiffkey and backing onto countryside with fine far reaching views towards the sea. There is well presented accommodation briefly comprising an entrance porch, kitchen, conservatory diner and sitting room with 2 bedrooms and a well appointed bathroom. The property further benefits from UPVC double glazed windows and doors, oil-fired central heating and a fireplace in the sitting room housing a wood burning stove. Planning Permission was also granted by North Norfolk District Council on 7 June 2021 under reference PF/21/0698 for a side extension and loft conversion.

Outside, there is low maintenance limestone chipped frontage with additional parking to the side and a good sized attractively landscaped rear garden with views over the neighbouring countryside towards the sea. The garden also offers a summer house, garden shed and a useful timber studio building with power and light.

Please note that a restrictive covenant on this property states that it may only be sold to a purchaser who has been resident in or worked in Norfolk for the 3 years prior to purchase. Please ask Belton Duffey for more information.



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. In the main street 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 or take the track via Greenway in Stiffkey which leads down to the sea and the coastal path. Blakeney is 3 miles to the east and Wells-next-the-Sea is 4 miles to the west with its beautiful sandy beach, dunes and colourful beach huts fringed by pinewoods.

ENTRANCE PORCH

1.70m x 1.34m (5' 7" x 4' 5")

A partly glazed UPVC door leads from the front of the property into the entrance porch with space for coat hooks and shoe storage etc. Window to the front and a partly glazed UPVC door leading into:

SITTING ROOM

4.73m x 3.80m (15' 6" x 12' 6")

Fireplace housing a wood burning stove on a tiled hearth, radiator, built-in cupboard housing the hot water cylinder. Window to the front, glazed door to the inner hallway and glazed oak folding doors leading into:

KITCHEN

4.08m x 2.29m (13' 5" x 7' 6")

A range of gloss cream base and wall units with laminate worktops incorporating a white ceramic one and a half bowl sink unit, tiled splashbacks. Cooker space with an extractor hood over, space for a freestanding fridge freezer, space and plumbing for a dishwasher. Shelved cupboard also housing the oil-fired boiler, tiled floor, window and a glazed UPVC door leading into:

CONSERVATORY

4.33m x 2.60m (14' 2" x 8' 6")

Double glazed UPVC construction with a glass roof, radiator, tiled floor and a small worktop with space and plumbing under for a washing machine. Glazed UPVC door leading outside to the rear garden.



BEDROOM 1

3.93m x 3.23m (12' 11" x 10' 7")

Full wall of fitted wardrobe cupboards with smoked glass sliding doors, radiator and a bay window to the front.

BEDROOM 2

2.86m x 2.44m (9' 5" x 8' 0")

Radiator and a window overlooking the rear garden.

BATHROOM

2.01m x 1.70m (6' 7" x 5' 7")

A white suite comprising a bath with an electric shower over and glass shower screen, vanity storage unit incorporating a wash basin, WC. Tiled floor and splashbacks, recessed ceiling lights, extractor fan, towel radiator and a window to the rear with obscured glass.

OUTSIDE

154 Camping Hill stands behind limestone chipped frontage proving a parking space with a paved terrace, hedged boundaries and leading to the front entrance porch. A concrete driveway to the side has space for parking another vehicle with a tall fence and gate screening an area of concrete hardstanding where there is a space to store a caravan or boat etc.

The rear garden beyond has been attractively landscaped with paved and gravelled areas interspersed with low planting, stepping stones and a shaped lawn. Raised beds for growing fruit and vegetables, timber summer house and garden shed. Outside tap, screened plastic oil storage tank, log store and a low picket fence to the rear making the most of the stunning views over neighbouring countryside towards the sea.

GARDEN STUDIO

5.00m x 1.50m (16' 5" x 4' 11")

A useful timber garden studio building with power and light and a window to the rear.

DIRECTIONS

From Wells-next-the-Sea, take the A149 coast road heading east towards Cromer and continue out into open countryside and onto Stiffkey. Continue through the village, passing the Church on your right. After approximately 100 yards, turn left just after the village sign into Camping Hill where you will see number 154 further up on the right-hand side.

OTHER INFORMATION

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

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

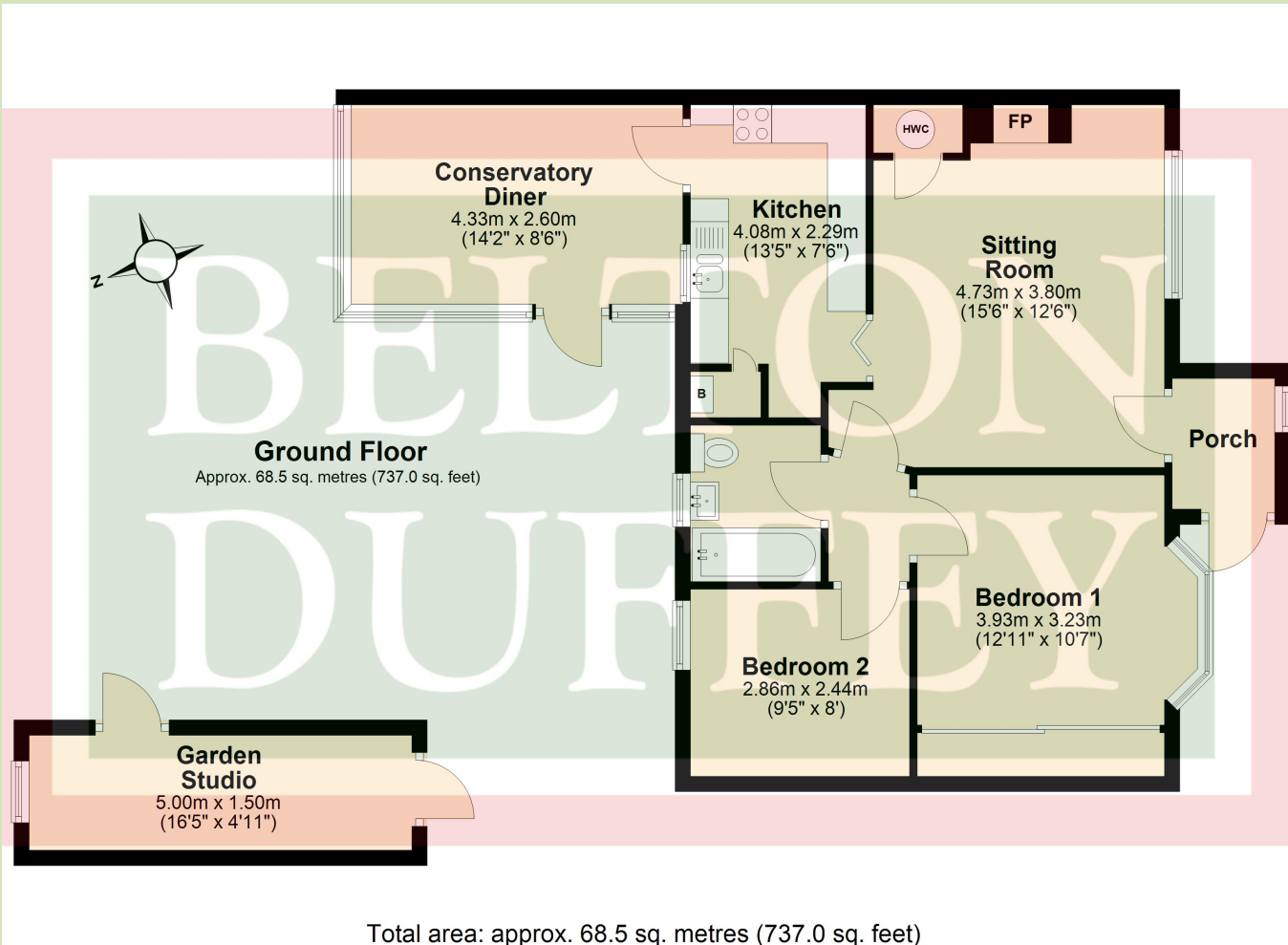
TENURE

This property is for sale Freehold.

VIEWING

Strictly by appointment with the agent.







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