3 RUSSELL TERRACE MUNDESLEY

Fabulous family home over three floors. Two Reception rooms downstairs and fantastic open plan kitchen / diner. Enclosed Garden. Two allocated parking spaces. Great HOLIDAY LET POTENTIAL or perfect as a MAIN RESIDENCE or private SECOND HOME.

BIGSKIES estates

The Property

3 Russell Terrace is a fantastic family home, arranged over three floors, with five bedrooms, two reception rooms and a lovely open plan kitchen/diner. Situated in the centre of the very popular village of Mundesley, yet in a quiet spot on an unadopted, no through road and just a couple of minutes walk away from the sandy beach. It is a period terraced property dating back to around 1910 with a very pretty frontage and enclosed rear courtyard garden and two private parking spaces.

Currently the property is a much loved second home but it has fantastic scope to make a comfortable main home or generate a second income as a holiday let.

On entering the house, there is a lovely sitting room to the front with a bay window and window seat and cosy open fire. The whole property benefits from high ceilings throughout, giving a greater sense of light and space. Adjacent to the sitting room is a second reception room; currently used as a games room. There is also a downstairs loo, tucked under the stairs.

The open plan kitchen / dining room is definitely the heart of the house. It is a lovely light room with windows to the side and rear of the property and velux windows over the kitchen area. The kitchen has been recently fitted and there is plenty of space for a dining table seating eight. There is a wood burning stove in the original fireplace, meaning this room will be cosy and inviting in the winter months too.

Upstairs there are five bedrooms, arranged over two floors. On the first floor is the master bedroom with a bay window out to the front of the house; a further two double bedrooms and family bathroom. Up the stairs again and there are two single bedrooms in eaves (still with plenty of head height) and a store room and cupboard with more restricted head height.

There is definitely scope to introduce another bathroom by utilising the store room on the top floor and potentially add an en suite to the property too. There are other houses on Russell Terrace that have been successfully developed in this way.

Holiday Let Opportunity

Potential Holiday Let Income: £29,758 - £35,524

Projected Occupancy: 25 - 30 weeks

Sleeping: 8 in 5 bedrooms

Mundesley is a very popular holiday destination village with a pretty village centre and sandy beach complete with beach huts. There is another property on Russell Terrace currently offered as a holiday let with lots of bookings in place throughout the summer and autumn in 2020 and 3 Russell Terrace has bags of potential to be just as successful. The property is not currently used as a holiday let, it is a much loved second home for the current owners but there are great local agencies like Norfolk Cottages and Norfolk Hideaways who could work together with new owners to assist with the set up and management of 3 Russell Terrace as a holiday cottage.

Outside

Russell Terrace is a pretty row of houses on an unadopted private road in the centre of Mundesely. There is a small garden to the front with mature shrubs and space for a garden bench. Immediately in front of the boundary wall there is a private parking space and opposite the house is another private parking space on the grass.

The facades of all the properties are protected as part of the conservation plan for the village and the current owners have recently replaced all the windows to the conservation standard.

To the rear is a good sized, fully enclosed, courtyard garden with shingle and paving, a gate to the rear lane and a garden shed. This is a lovely space to relax and enjoy a summer BBQ and some al fresco dining.

The Location

Mundseley is a pretty village situated on the coast of North Norfolk. It is a mixture of rich farming land and a popular seaside resort, popular with day trippers and as a destination for summer holidays. The beautiful sandy beach lined with colourful beach huts was voted the 2016 Best Blue Flag Beach in Britain by Holiday Lettings and the village reached the 2018 semi-finals of TV Channel 4's Village of the year is just a couple of minutes walk away.

Mundesley has its own inshore lifeboat, which is crewed and administered by local volunteers. There is also a Coastwatch station, manned all year round during daylight hours by local volunteers and, during the summer, there is a safe area of the beach continually watched over by the lifeguards from the RNLI.

The village itself is well served by local shops in and around its small High Street. A well-equipped medical centre, a library, a post-office, three pubs and various B&Bs make it an ideal place to live or to visit yet, somehow, it has not lost its old-world charm with thatched roofs, stone walls and many quaint and charming cottages. Mundesley sits in a dip in the cliffs and from the clifftops there are spectacular views across the whole of the village and right across to Happisburgh lighthouse in the other direction. From the clifftop, you can walk across to Stow Mill passing the Mundesley Holiday Village.

The village is a great starting point for country walks with plenty of footpaths, circular routes and walking trails including Paston Way and and the Norfolk Coast Path. Close by is Southrepps Common, an important area for wildlife with woodland and wild flowers. Mundesley is also on the Deep History Coast Discovery Trail and has its own Discovery Point.

A fine nine-hole golf course built in 1901, sits on the hillside of the River Mun valley and offers unrivalled views over the coast and countryside, which is a designated Area of Outstanding Natural Beauty. For family fun, there is crazy golf, a skate park, play areas and a tennis court. In the Summer there is a surf school and there are geo-caches for treasure hunters. Throughout the year, visitors can enjoy exhibitions, fayres, festivals and concerts in the village halls and parks.

Other Information

Services: Mains Electricity, Water, Gas & Drains

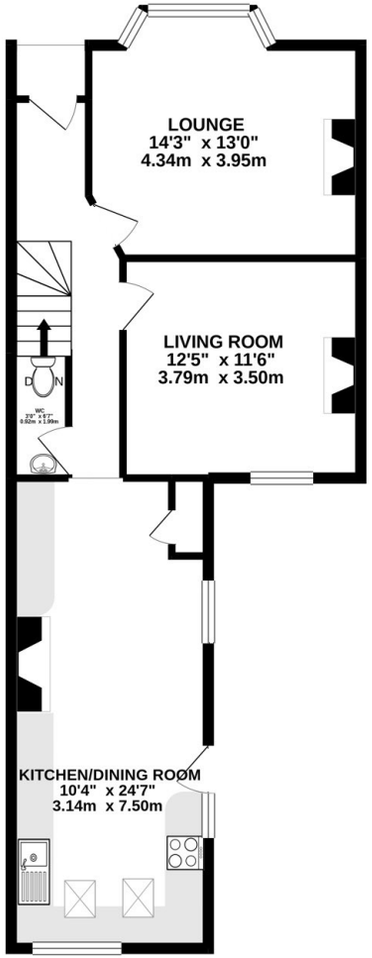
Heating: Gas Central Heating

Council Tax: North Norfolk District Council. Band C

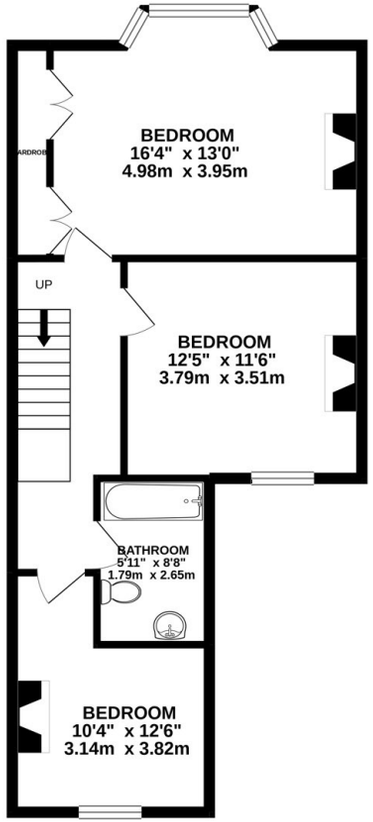
EPC Rating: E

Viewing: Strictly by appointment only with Big Skies Estate

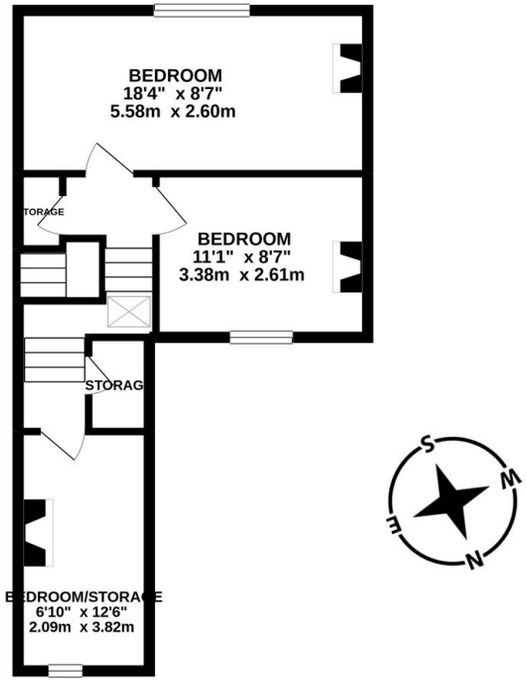
GROUND FLOOR
659 sq.ft. (61.2 sq.m.) approx.



1ST FLOOR
588 sq.ft. (54.6 sq.m.) approx.



2ND FLOOR
420 sq.ft. (39.0 sq.m.) approx.



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TOTAL FLOOR AREA : 1666 sq.ft. (154.8 sq.m.) approx.

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 purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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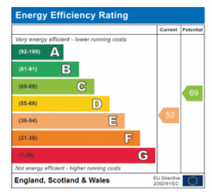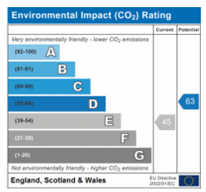
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