



PAULS LANE OVERSTRAND, CROMER, NR27 0PF

£540,000
FREEHOLD

"CHAIN FREE"

Set in the highly sought after village of Overstrand lies this stunning period property built in the 1890s. The property was built as the staff quarters for workers from "The Pleasaunce" and has been completely renovated to a very high standard and is immaculate throughout with the current owners retaining original features. The property is close to the stunning beaches that Overstrand has to offer along with the village centre which includes a post office and village store, pub and restaurant, The Sea Marge hotel, a garden centre with café and excellent primary school. There is a 18 hole golf course just on the edge of Cromer which is under 3 miles from Overstrand.

The property has a lovely hall entrance with a lounge, dining room, rear hall kitchen, utility room, and cloakroom to the ground floor. To the first floor there are three double bedrooms a family shower room and a fantastic ensuite bathroom. To the outside there is a fully enclosed low maintenance patio along with outbuildings ideal for an annexe/holiday let with potential.


HENLEYS
Residential Sales & Lettings

PAULS LANE

- Stunning period property
- Close to the beach
- Original period features
- Kitchen and separate utility room
- Three double bedrooms
- Highly Sought after location
- Village amenities
- Two reception rooms
- Fully enclosed low maintenance garden
- Annexe & studio Huge holiday let potential



Area

OVERSTRAND The historic village of Overstrand known as the village of millionaires, is located on a beautiful stretch of the North Norfolk coastline about two miles to the east of Cromer. The highly popular village provides local amenities only moments away from this property including convenience store, post office, primary school, public house, fish shop, cafe and church, in addition to wonderful coastal and countryside walks and some of the finest golden beaches along the North Norfolk coastline.

More extensive facilities are available in nearby Cromer including supermarkets, a wide range of other shopping facilities, doctors' surgery, hospital, the award winning Cromer pier, Royal Cromer Golf Club, schools and a wide range of other amenities. The village itself is well connected with a regular bus service to Cromer and along the coastline, from Cromer there is a station providing regular train services on the Norwich to Sheringham line.

Overview

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Entrance Hall

Door to the front, original tiled porch and beautifully tiled hallway with wall mounted lights and part panel walls. Doors to reception rooms and stairs to the first floor. Wall mounted radiator with cover.

Living Room

Double glazed windows to the front, wooden floors, part panelled walls, fireplace with panelled surround and detail housing electric wood burner effect fire and tiled hearth.

Dining room

Double glazed windows to the side, wooden floors, part panelled walls, built in original cupboard with display cabinet. Cast iron feature fireplace, radiator with cover and understairs cupboard.

Rear hall area

Original tiled floor, radiator with cover. Doors off to Cloakroom, utility room and kitchen.

Utility room

Double glazed windows to the side and rear, stainless steel sink drainer, built in cupboard and worktops. Space and plumbing for dishwasher, washing machine and fridge and freezer.

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Cloakroom

Double glazed window to the side, original tiled floor, WC, wash hand basin with splashback tiles and chrome heated towel rail.

Kitchen

Double glazed window to the side, wall and base units and large pantry cupboard. Part tiled, Belfast sink, Stoves electric oven and induction hob with extractor fan. Radiator with cover. Door to access rear garden and outbuildings.

Landing

Doors to bedrooms bathrooms and snug.

Snug

Double glazed window to the rear, panelled walls, wooden floors and cast iron fireplace with tiled hearth. Radiator with cover. Doors leading to bedrooms 2 & 3 and shower room.

Bedroom 3

Carpets, radiator with cover and part wood panelled walls.

Shower room

Tiled floor, wash hand basin with splashback tiles, wall mounted vanity unit and shelf, shower cubicle with subway tiles and heated towel rail.

Inner hall

Beautifully tiled floor, double glazed window to the side, built in cupboard and radiator with cover.

Bedroom 2

Double glazed window to the rear and side, radiator, carpets, built-in wardrobe and wall mounted lights.

Master bedroom

Double glazed window to the front with sea views and

window to the side. Carpets, radiator built in wardrobe, part panelled wall and wall mounted bedside lights. Door into ensuite bathroom.

Ensuite bathroom

Stunning ensuite bathroom with shower cubicle, roll top bath, wash hand basin with all mounted electric touch screen vanity unit. Spot lights, wooden floors heated towel rail and part panelled walls.

Out buildings Annexe- studio

OUTSIDE To the rear of the property is a low maintenance enclosed yard. Bordered with plants, shrubs and a door leading to the utility at the end of the garden.

ANNEXE With separate entrance in to the property and in need of renovation the accommodation offers great potential for many different purposes.

The property comprises of; lounge, bedroom, kitchen and bathroom. This would make an ideal holiday let or for older family members.

STUDIO Brick built with lighting, electric points and water. in need of updating.

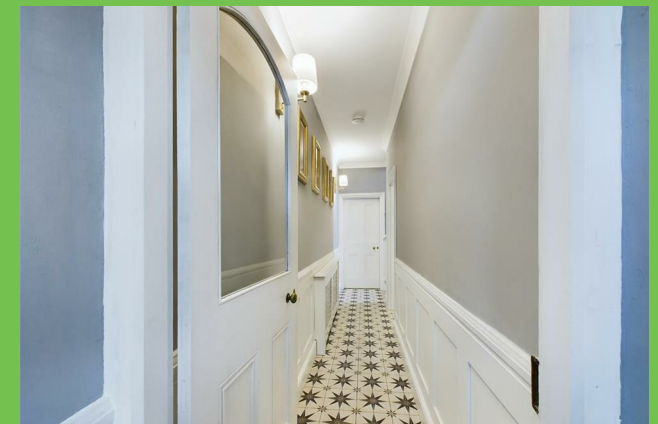
AGENTS NOTE

The current owners were in discussion with "Norfolk Hideaways" regarding holiday let potential, they were informed that this could be £50,000 per annum.

Council tax band - TBC Annexe A

Mains- Gas Electric & Water

EPC Current-55D Potential - 79C





Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2

Approximate total area⁽¹⁾
 1698.3 ft²
 157.78 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	