



MAIN ROAD SIDESTRAND, CROMER, NR27 0LS

£525,000
FREEHOLD

This beautiful barn lies in the coastal Village of Sidestrand with breath taking views of the coastline and countryside. Bridge Barn is stunning throughout and is currently run as a very successful holiday let.

The property consists of a spacious entrance hall with tiled floor, utility room which also houses a large fridge freezer. There are three double bedrooms to the ground floor with two of them having access to patio areas and the master boasting an ensuite shower room. There is also a family shower room to the ground floor.

The first floor is the living space, (including lounge, dining room and kitchen) which with breath taking sea and field views this makes perfect sense. The living space is open plan with exposed beams, exposed brick and flint and a large wood burner. There are two balconies to the first floor with one balcony boasting Seaview's and the other overlooking the courtyard. The fitted kitchen has a built in dishwasher and a electric Range master. There is a mezzanine which is currently used as a Family TV room. To the outside there is communal parking Viewing highly recommended.


HENLEYS
Residential Sales & Lettings

MAIN ROAD

- CHAIN FREE
- STUNNING BARN CONVERSION WITH SEA VIEWS
- IMMACULATE THROUGHOUT
- SUCCESSFUL HOLIDAY LET
- THREE DOUBLE BEDROOMS
- OPEN PLAN LOUNGE KITCHEN DINER
- MEZZANINE - FAMILY ROOM
- ENSUITE & FAMILY SHOWER ROOM
- TWO BALCONIES TO THE FIRST FLOOR & TWO PATIOS TO THE GROUND
- COMMUNAL PARKING



SIDESTRAND

A small coastal village, Sidestrand is an area known locally as Poppyland, so-called for the waves of red flowers that fill the fields during the summer months

The clifftop landscape of fields and rolling countryside is near to Cromer.

With an elegant pier, Pavilion Theatre and grand Victorian villas, many with panoramic views over the pebble and sand beach, it's easy to see why Cromer has perennial appeal to staycationers and permanent residents alike. Banksy recently visited the town on a headline-making 'spraycation' which focused the media's attention on the east side of the Norfolk coast, and in recent years there has been a regular flow of relocaters from the capital and home counties looking for a life by the sea.

This, in turn, has triggered an 'on the up' momentum for the area and seen fabulous start-up businesses breathe new life into the streets surrounding the town centre. Spend a morning exploring the pretty boutiques and follow the lanes towards the seafront to pick up a Cromer crab - widely regarded as one of the best found in English waters, the eight-legged crustacean still provides a major source of income for the town's fishermen and simply served with bread makes an unbeatable lunch or supper!

Or push the boat out with fish and chips from No 1 Cromer, Galton Blackiston's award winning Cromer eatery perched on the clifftop. Treat yourself to a relaxing lunch at the Upstairs Restaurant where stunning sea views meet tasty seafood, or join the queue downstairs and enjoy your takeaway sitting on the wall as the seagulls soar above you for a fully immersive 'beside the seaside' experience. Follow the slope down from the clifftop to the beach and walk the shoreline or practise your hand at an afternoon skimming stones out to the horizon line.

It's easy to see the appeal of this once grand but now gorgeously gentrified town for young families as a place to put down roots. Come discover if it's the place for you too...

OVERVIEW

This beautiful barn lies in the coastal Village of Sidestrand with breath taking views of the coastline and countryside.

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AGENTS NOTE

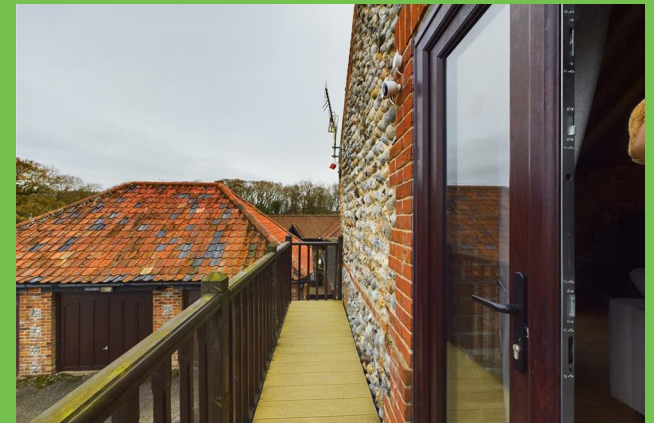
SERVICES CONNECTED Mains water and electricity. Oil fired central heating - Brand new tank and boiler fitted a couple of years ago.

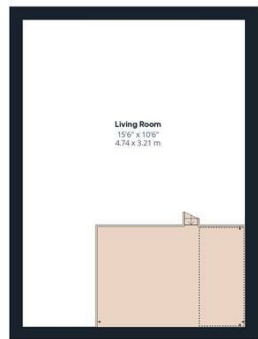
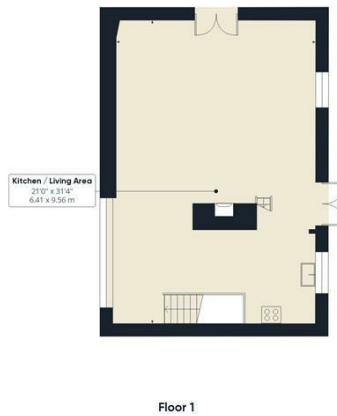
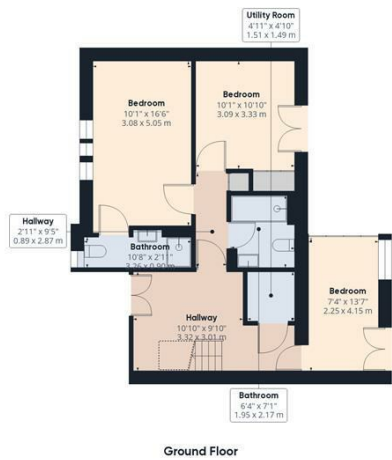
Septic Tank.

Holiday let average turnover for the last three years was approx £40,000 per annum.

EPC- TBC

BRIDGE BARN MAIN ROAD





Approximate total area[®]
 1476.56 ft²
 137.18 m²

Reduced headroom
 64.24 ft²
 5.97 m²

Excluding balconies and terraces

Reduced headroom
 (below 1.5m/4.92ft)

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