

WE BRING PEOPLE AND PROPERTY TOGETHER

The Manor House, Coast Road, Bacton, Norfolk, NR12 0EU

The Manor House & The Little Hay Barn are two separate properties set within a plot of approximately ¾ of an acre, offering an exceptional opportunity for family living alongside a successful holiday let business. The former is a charming three-to-four-bedroom Grade II Listed 16th-century manor house, which has retained many of its original features and now presents as a beautiful and versatile family home. The Little Hay Barn, formerly a rustic barn, has been lovingly converted into an exceptional and very successful one-bedroom holiday let, providing an established income opportunity. Adjacent to the Little Hay Barn is a further small barn with potential for conversion, subject to the usual permissions, with electrics, ASHP heating and water already in place.

Situated in the heart of the North Norfolk coastal village of Bacton, the properties are within easy reach of local amenities including pubs, shops, cafés, takeaways and a fish and chip shop, together with the village's fine golden sandy beach. Bacton Woods provides an enjoyable destination for families and dog walkers, while nearby Happisburgh, Walcott and Mundesley offer further sandy beaches, coastal walks and opportunities for cycling and outdoor pursuits. Nature reserves, RSPB sanctuaries and seal-spotting locations are also within easy reach. For dining and an evening drink, there are several popular pubs nearby, including the Poacher's Pocket and The Lighthouse Inn in Walcott, with a wider choice available in Mundesley and the market town of North Walsham.














STOBART
& HURRELL

- DETACHED FAMILY HOME
- CLOSE TO LOCAL AMENITIES
- AMPLE OFF-ROAD PARKING
- PLOT OF APPROX. ¾ OF AN ACRE
- THREE BEDRROM, 2 RECEPTIONS
- LESS THAN A MILE TO THE BEACH
- SEPARATE ONE BEDROOM HOLIDAY LET
- BEAUTIFUL PRESENTATION THROUGHOUT
- GRADE II LISTED 16TH CENTURY PERIOD PROPERTY

Set back from the road, the Manor House is approached via a private driveway providing off-road parking. The generous grounds include neatly maintained lawns, an orchard, woodland, a timber storage shed and paved terraces, creating a peaceful setting for alfresco dining and entertaining.

Inside, the Manor House is beautifully presented and retains a wealth of original character, including exposed beams, fireplaces and brickwork. An entrance hallway leads to two reception rooms, both featuring magnificent fireplaces, with one offering the potential to be reconfigured as an additional bedroom if required. There is also a kitchen with separate utility room, ground-floor shower and storage room. To the first floor are three bedrooms, with the principal bedroom benefiting from pre-planning approval from the Conservation Officer to create two separate bedrooms if required, together with a family bathroom and separate shower room. The Little Hay Barn has been equally thoughtfully converted and provides an impressive open-plan lounge, kitchen and dining room, together with a spacious en-suite bathroom.

The properties are ideally positioned for exploring the Norfolk coast and Norfolk Broads, with National Trust properties including Blickling and Felbrigg, and the historic city of Norwich all within easy reach. Surrounded by mature trees, shrubs and established garden areas, The Manor House and The Little Hay Barn also enjoy a wonderful wildlife-rich setting, while their proximity to the beach makes them particularly appealing to walkers and watersports enthusiasts.





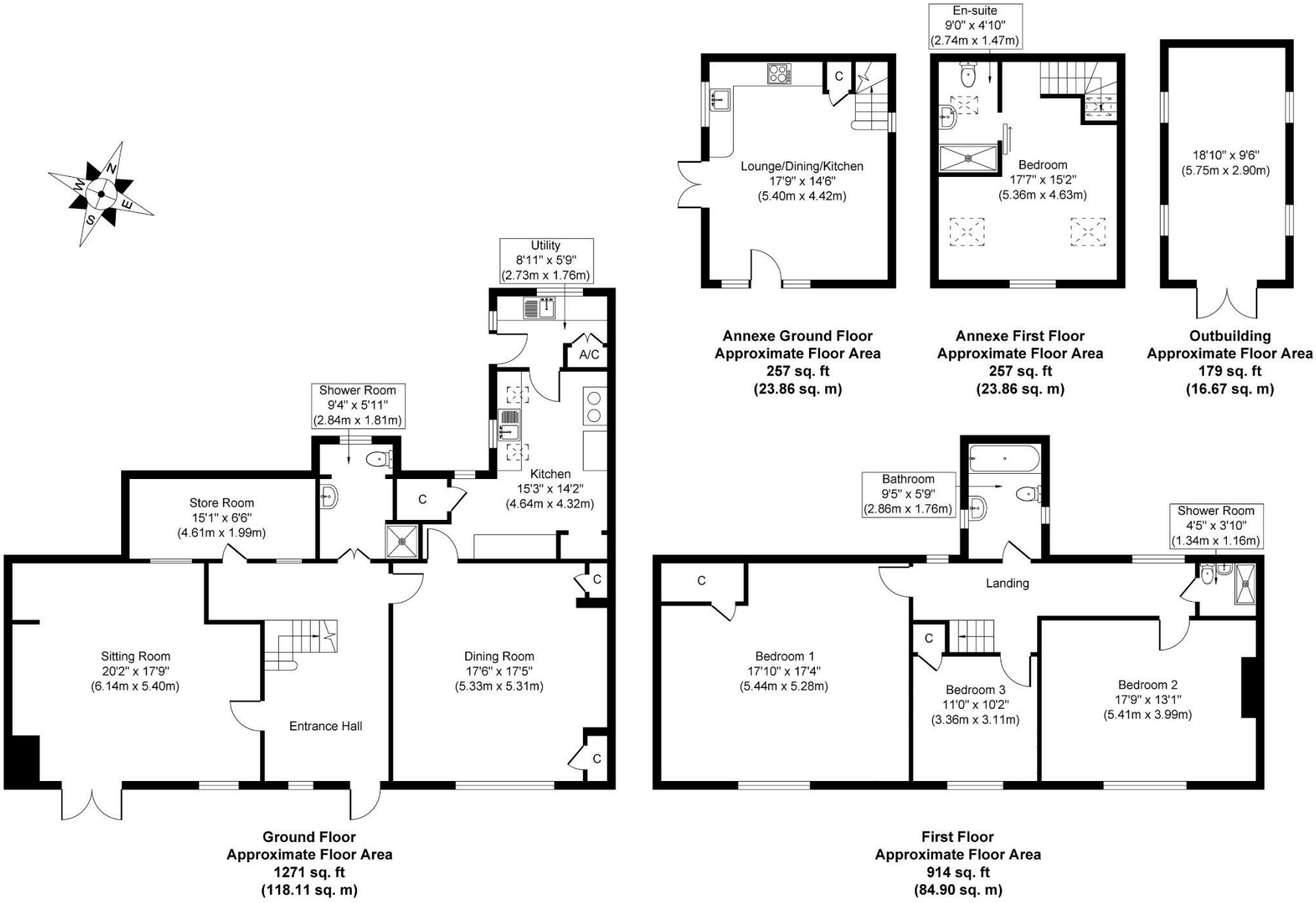









STOBART
& HURRELL



Ground Floor
Approximate Floor Area
1271 sq. ft
(118.11 sq. m)

Annexe Ground Floor
Approximate Floor Area
257 sq. ft
(23.86 sq. m)

Annexe First Floor
Approximate Floor Area
257 sq. ft
(23.86 sq. m)

Outbuilding
Approximate Floor Area
179 sq. ft
(16.67 sq. m)

First Floor
Approximate Floor Area
914 sq. ft
(84.90 sq. m)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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.The measurements should not be relied upon for valuation, transaction and/or funding purposes This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.


STOBART
& HURRELL


STOBART
& HURRELL


Bacton Fish Shop
Church Rd
Park - Bacton
Watsons Cafe
Cafe Carmel
Broomholm



Whether selling, buying or letting, there can be plenty to organise. Our range of services and our experience of the local market means we can help or recommend like-minded reputable firms to assist you with your move.

- Sales
- Property Auctions
- Lettings
- Property Management
- Sale/ Rental Valuation
- Estate Administration (Probate)
- Land & New Homes
- Second Home Service
- Property Cleaning Service
- Mortgages
- Solicitors
- Surveyors
- Service Providers

BEST ESTATE AGENT GUIDE AWARDS 2024
EXCELLENT SALES
PRINCIPAL PARTNER OnTheMarket

Come in and meet us, visit us on line or call and speak to one of the team to learn more.

Stobart & Hurrell
Unit 3A, Station Business Park, Horning Road West, Hoveton, Norfolk NR12 8QJ

www.stobarthurrell.co.uk
enquiries@stobarthurrell.co.uk
01603 782 782

