



The Old Police House North Walsham Road

, Happisburgh, NR12 0QU

Guide price £695,000



Floor Plan



Area Map



Energy Efficiency Graph

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	

Viewing

Please contact our Ben Allman Estate Agents Office on 01603 555577 if you wish to arrange a viewing appointment for this property or require further information.

- A Substantial Detached 1950's Former Police House
- Around 0.25 Acre Plot (STMS)
- Four/Five Double Bedrooms
- Annex Potential
- Ground Floor Shower Room And First Floor
- Large Sitting Room With Wood-Burning Stove, Bi-fold Doors Leading To Rear Garden And Additional Patio Doors Leading To A Private Front Courtyard Garden
- Formal Dining Room With Open-Fireplace
- Modern Kitchen/Breakfast Room
- Gated Entrance With Large Driveway And Front
- Walking Distance To The Stunning Happisburgh Beach And Lighthouse

Tucked away in a private and peaceful setting, this impressive 1950s detached home sits on a generous quarter-acre plot (STMS) with captivating views of the nearby church. Having undergone two major extensions, the property now offers nearly 1,800 sq. ft of beautifully presented living space, blending classic charm with modern flexibility.

A gated entrance opens onto a sweeping gravel driveway and mature front garden, setting the tone for the elegant home beyond. Step inside to discover a spectacular 7m x 5m (approx.) sitting room, complete with a cosy wood-burning stove and Bi-fold doors that lead out to the rear garden. This room also opens onto a private courtyard garden laid with low-maintenance artificial grass, offering a peaceful spot to relax. The formal dining room, with its original open fireplace, provides a refined space, while the stylish dual-aspect kitchen/breakfast room offers a bright and sociable heart to the home. To the rear, a handy lobby leads to a ground-floor shower room and a versatile study or fifth bedroom—ideal for use as a home office, guest suite, or annex potential.

Upstairs, a spacious landing gives access to four generous double bedrooms, each filled with natural light, along with a sleek, modern family bathroom.

Outside, the rear garden is a true haven - mainly laid to lawn and backing onto open playing fields. A standalone swimming pool and paved patio area provide the perfect setting for summer gatherings,



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