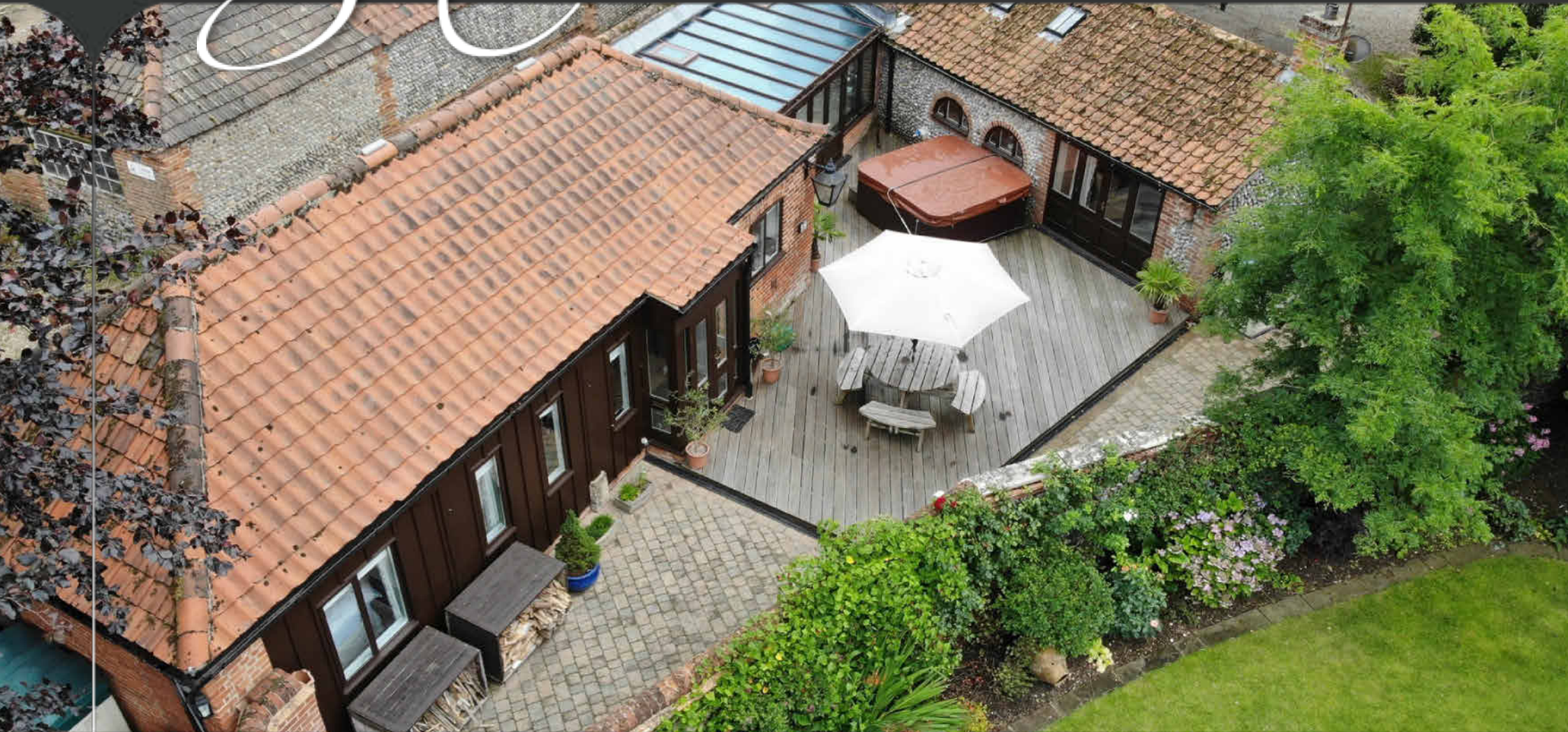


william  
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Select

The Hamlet  
Crown Loke  
Southrepps



AN AWARD WINNING SINGLE STOREY PROPERTY WITH TWO BEDROOMS/ENSUITES IN UPPER

AN AWARD WINNING SINGLE STOREY PROPERTY WITH TWO BEDROOMS/ENSUITES IN UPPER SOUTHREPPS

## The Hamlet, Crown Loke, Southrepps, NR11 8AH

2

### KITCHEN/DINING ROOM

With a door in from the courtyard, this impressive room features a high, vaulted ceiling with exposed beams, and velux windows along with windows overlooking the courtyard. There are bespoke painted wooden cabinets to one wall with solid wood work surfaces over, and butler sink with mixer tap. Matching wall storage cabinet, plate rack, shelving and two tall freestanding larder cabinets. Fitted electric off peak Aga, space and plumbing for dishwasher. Attractive stone tiling to floor. The entrance door opens onto the hardwood deck and another door opens into the garden room.

### BEDROOM TWO

A lovely double bedroom with windows overlooking the courtyard.

### SHOWER ROOM

With modern suite comprising electric shower in cubicle, wc, bidet, and hand wash basin. Partially tiled walls, contemporary heated chrome towel rail.

### GARDEN ROOM

This double glazed room overlooks the courtyard with internal walls featuring exposed brick and flint. Bi-fold doors open to the courtyard, and as with the kitchen there is an attractive stone tiled floor.

### INNER HALL

With doors to bedroom one, and the sitting room.

### SITTING ROOM

Formerly an Artists Studio, one again this room features exposed beams, a vaulted ceiling with velux windows, and further windows and sliding patio doors to the courtyard. A focal point is provided by an exposed brick chimney breast with fireplace housing an enamelled AGA wood burning stove on a raised hearth

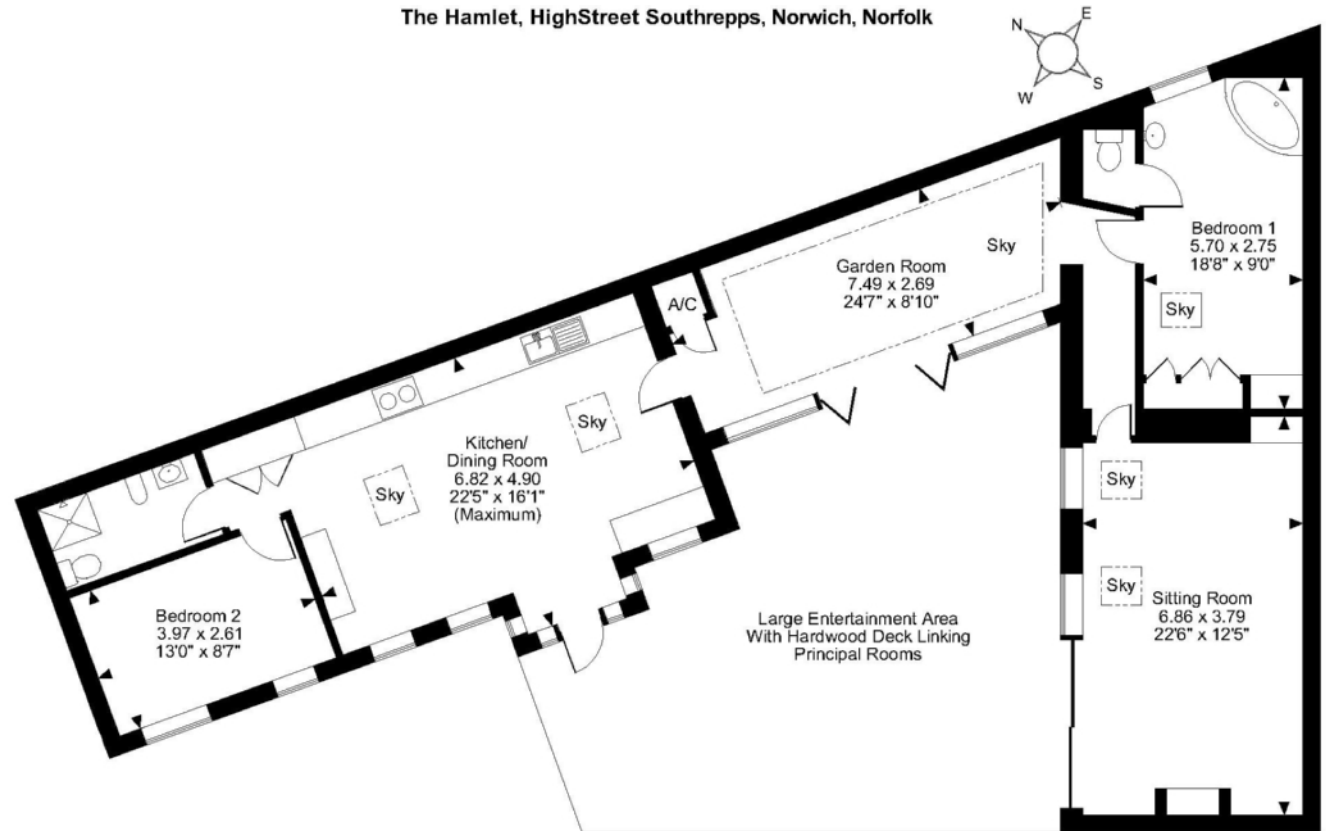




## BEDROOM ONE

This spacious double bedroom has fitted storage to one wall and a vaulted ceiling. Within the bedroom there is a fitted bath with shower over and tiled surround, hand wash basin and heated chrome towel rail. There also a separate wc.

The Hamlet, HighStreet Southrepps, Norwich, Norfolk



**FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE**

The position & size of doors, windows, appliances and other features are approximate only.

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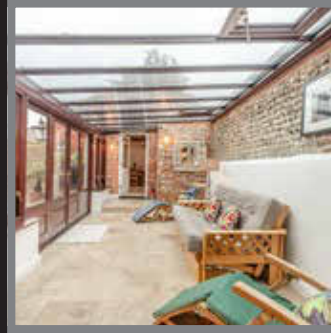
## EXTERNAL

The property is approached over a lode, with double wooden gates giving vehicular access into the courtyard, there is an additional personal gate. The courtyard garden is enclosed by the property itself, and attractive flint walling. The garden has block paving for a BBQ area and car parking with a hardwood sundeck linking the

kitchen, garden room and sitting room to form a large entertaining area.

# Select

£450,000



The Hamlet is an unique award winning home hidden away in the heart of the Upper Southrepps Conservation Area, located two miles from the North Norfolk Coast. It is enclosed by flint walls with a private courtyard where the principal rooms are joined together creating a large entertainment area including the hardwood sun deck. The garden has block paving for a BBQ area and car parking. The building features exposed beams and vaulted ceilings and has been continually sympathetically updated to provide a premium two bedroomed home with en-suite facilities, an impressive kitchen/dining room with room for a large farmhouse table and a welcoming AGA, a lovely garden room and sitting room complete with a wood burning stove.

The property is dog friendly and secure with many countryside walks in the immediate vicinity.

Upper Southrepps is a quintessential rustic flinty Village with very friendly inhabitants and an outstanding community spirit delivering a Summer Fayre and Carol Singing with Santa around village Christmas trees. It has an enviable abundance of local facilities which include a village shop, pub, church, primary school and nursery, bus and train services: 30 minutes to Norwich with its intercity links and International Airport. High Speed Broadband is available.

This property is in a "hidden" location and must be viewed.

#### AGENTS NOTE

The property is currently run as a successful holiday let, so many of the furnishings and hot tub are available to purchase through separate negotiation.

EPC Rating: F

Council Tax Band: A

Tenure: Freehold

