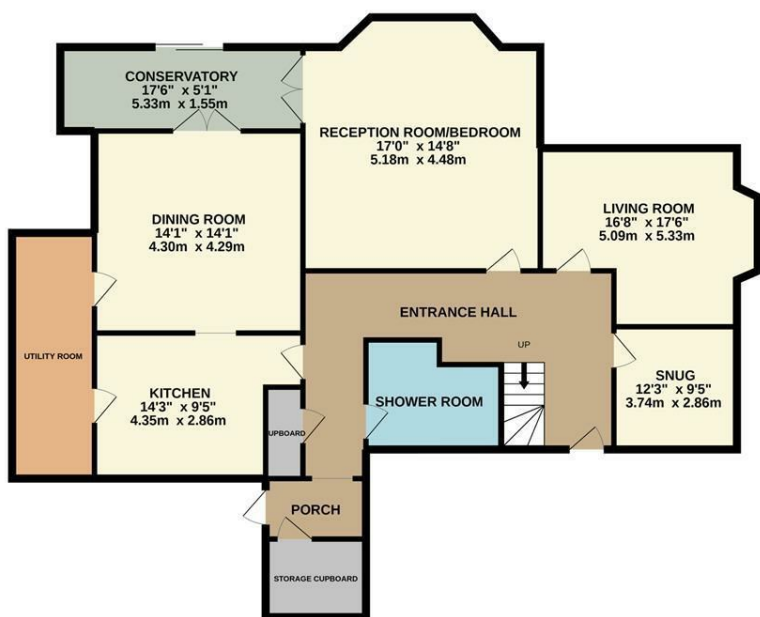




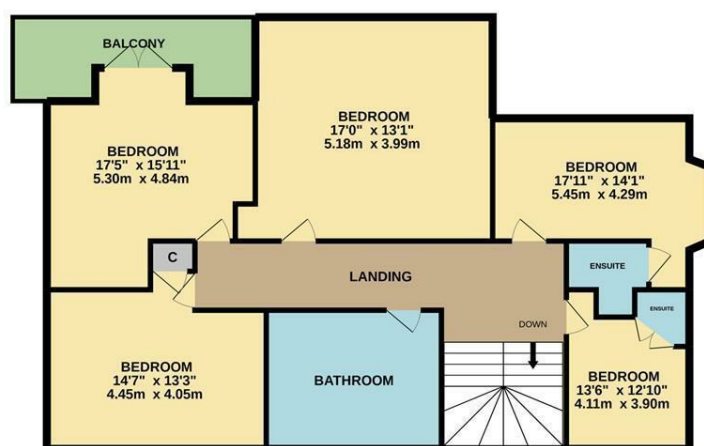
**abbotFox**  
**Bespoke.**

Mundesley Road | Trimmingham | NR11  
Guide Price £575,000

GROUND FLOOR



1ST FLOOR



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

Disclaimer – In accordance with the Property Misdescriptions Act, the company gives notice that all descriptions, references to condition, necessary permissions for use and other details are given in good faith and believed to be correct, but any intending lessees do not rely on them as statements of fact, but must satisfy themselves by inspection or other means, as to their accuracy.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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abbotFox Bespoke are pleased to offer for sale 'Cliff House.' This beautiful home is surrounded by wrap round gardens and sits on a plot of approximately 1.75 acres (arms) and boasts a heated swimming pool, stunning sea-views and two driveways. The property is currently being run as a successful holiday let business and is being sold with no onward chain.

This six bedroom Norfolk Flint house is spacious and versatile and is full of original Victorian features. Ground floor accommodation is comprised of a large entrance hall, a sitting room, snug, modern fitted kitchen with separate dining room, conservatory, shower room and a utility room. There is also a third reception room which is currently being used as a ground floor bedroom which boasts beautiful views of the sea and the gardens.

A grand staircase leads up to the first floor landing which serves the family bathroom and five bedrooms, two with en-suites and all five of which benefit from stunning sea views.

The whole plot extends to 1.75 acres (stms). From the road there is a five bar gate to a large gravel, tree-lined driveway leading to the front of the property where there is a bountiful orchard with plenty of fruit trees on the left hand side; and to the right - a brick built pool room which houses the heated swimming pool. There is a large storage unit housing the bio mass heating unit and lawned gardens wrap around the house where there are an abundance of mature trees, shrubs, and decorative borders. The large in and out gravel driveway offers parking for many vehicles.

The property is currently being run as a holiday let business with a turnover of over £100,000, and it can be purchased with the fixtures & fittings and the bookings retained or it can be purchased as a full-time home/second home.

**\*Strictly Cash Buyers Only due to Coastal Erosion\***



