

SALES & LETTINGS

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# Highfield House, Well Street, Witton, Norfolk, NR28 9TR

Highfield House is a stunning, detached family home nestled in the small north Norfolk hamlet of Witton, surrounded by rolling landscapes, lush green fields, and picturesque woodlands, ideal for walking, cycling and exploring. It is close to local amenities that includes a village hall, the 12th century St Margaret's church, a pub, and a post office. Additional services can be found in the nearby market town of North Walsham including schooling for all ages, supermarkets, medical centre and leisure facilities.

This energy efficient property benefits from solar panels, with battery storage. It enjoys a tranquil setting with field views to the front and rear. It is set back from the road, and is approached over a shingle expanse providing ample off-road parking and access to an integral garage with a workshop and a front lawn garden. To the rear, a paved terrace extends away to a neatly maintained and enclosed south east facing lawn garden.





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- APPROX. ONE MILE WALK TO COAST
- MODERN, DETACHED FAMILY HOME
- BI-FOLDING DOORS TO REAR TERRACE

- SOLAR PANELS WITH BATTERY STORAGE
- FOUR BEDROOMS, TWO WITH EN-SUITES
- STUNNING PRESENTATION THROUGHOUT

- AROUND FOUR MILES TO NORTH WALSHAM
- OPEN PLAN KITCHEN DINING & FAMILY ROOM
- AMPLE OFF-ROAD PARKING & INTEGRAL GARAGE

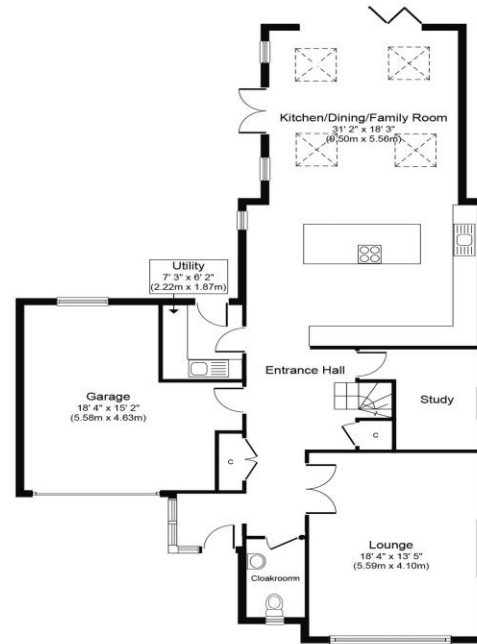
With stunning presentation throughout, the main glass entrance opens out to a hallway where separate internal doors lead into a family lounge, a study, a cloakroom and a separate utility. At the rear of the property lies the heart of the home, a fantastic bright and airy open plan kitchen, dining room and family room. Double doors to the side open out to the rear terrace and bi-folding doors at the front provide fantastic picturesque views over the garden and beyond. To the first floor, doors off a broad landing lead into a family bathroom, and four bedrooms, all with field views, two with en-suites and the master with a walk-in wardrobe.

The property's location is further complimented in its proximity to the Norfolk coastline, a glimpse of which can be seen from the house, a five-minute drive or just over one mile walk to Bacton, where the sandy beaches stretch between Mundesley and Walcott and is a popular destination for grey seal watching. Approximately nineteen miles inland passing through the famous Norfolk Broads is the capital city of Norwich with its excellent retail therapy, night life, train station, international airport and extensive historical interest including the Museum Castle, the medieval Elm Street, the largest covered market in the country and the magnificent Cathedral.





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**Ground Floor**  
**Approximate Floor Area**  
**1,115 sq.ft.**  
**(103.6 sq.m.)**



**First Floor**  
**Approximate Floor Area**  
**1,086 sq.ft.**  
**(100.9 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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B	89 B	90 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		





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Second Home Service	Property Cleaning Service	Mortgages	Solicitors	Surveyors	Service Providers	



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