



Homefield  
48 Cromer Road | West Runton | Norfolk | NR27 9AD

# SEASIDE SCENERY



“This handsome period property sits in an elevated position with views across fields and cliffs to the sea. In recent years it’s been a highly successful bed and breakfast but would also make a superb family home or holiday rental, with an abundance of space and a good size plot.

Tear your eyes away from the sea view and explore this attractive property, packed with original features. There’s so much on offer here – don’t miss out!”







# KEY FEATURES

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- A Handsome Period Property situated in the Coastal Village of West Runton
- Currently Run as a Highly Successful Bed & Breakfast
- Seven Bedrooms and Seven En-Suites, One of which is on the Ground Floor and could be used as a Family Room
- Two of the Bedrooms benefit from Access to Balconies
- Kitchen with Adjoining Breakfast Room
- Two Further Reception Rooms and a Ground Floor WC
- Outbuildings include a Laundry Room and a Store
- Courtyard Garden to the Rear and Lawns to the Front
- Parking Available on Two Sides of the Property
- The Accommodation extends to 2,378sq.ft
- Energy Rating: D

With eye-catching good looks and plenty of original features, this is a home that's sure to impress, inside and out. It's been a successful bed and breakfast over the past twenty years or so and has also been home to a restaurant with rooms prior to that. The setting is sublime, with sea views from the first and second floors, and the accommodation is beautifully proportioned, with spacious, bright and welcoming rooms throughout. It's a joy to spend time here and once you've seen it, you'll understand its enormous appeal.

## Living The Dream

Imagine waking up in the morning and drinking your cuppa on the balcony looking across to the sea. Or taking your children or grandchildren for a walk down to the beach to play and paddle. Perhaps you'll stop for a bite to eat on the way home, or enjoy freshly caught fish for dinner. With glorious countryside on the doorstep, the charming seaside towns of Cromer and Sheringham a short drive from your front door, a golf course a stone's throw from the garden and some of the UK's best beaches close at hand, you couldn't ask for a better setting than this! Quieter than its better-known neighbours, West Runton offers access to all the things that attract tourists here, but it's possible to find a quiet spot or book a table even at the height of summer. All the delights of coastal living, without the downsides!







# KEY FEATURES

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## Very Versatile

The house itself was built in the late 1890s and benefits from the excellent proportions and elegant features of the time, with original stained glass, beautiful fireplaces, a fabulous staircase, tiled floors and more. It's been a family home, bed and breakfast, restaurant with rooms and even two flats during the course of its life, which testifies to the versatility of the property. The current owners have been here for almost two decades, running the house as a bed and breakfast during that time. It's proved very popular with repeat business. You can let up to six rooms, or fewer if preferred – it's entirely up to you. You could also apply for change of use and return it to residential – this would be a truly stunning family home.

## Further Potential

There's no work that needs to be done, but there is scope to make changes if desired. You could open up the ensembles on the first floor to create large, luxurious Jack and Jill bathrooms, or open the kitchen up to the breakfast room to offer a wonderful family-friendly and sociable area. The owners can confirm this is a lovely place for entertaining, as they've hosted many friends and family here over the years and held many a party. It's a great Christmas house too. Families will appreciate the flexibility, with the option of bedrooms on all three floors, and a bathroom for every teenager! You can have up to three elegant receptions here, in addition to the breakfast room, so if you're after a playroom, home office, library, studio... it's all very do-able here. The balcony has been divided into two, so both front bedrooms have private access, and again you could keep this as is, or open it back up. Either way, the balcony is a real highlight and it's hard to imagine a better view.

## The Sunny Side Of Life

Outside you currently have parking on two sides of the property, with a courtyard to the rear and lawns to the front. You could easily return the west-facing side of the garden to grass, enclosing it to make a glorious sunny and secluded space that could wrap around the sheltered south to maximise the light and sunshine. The plot extends to around 0.16 acre, so there's plenty of space to play with and you'd still have ample parking.















































# INFORMATION

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## On The Doorstep

The village of West Runton is situated between Sheringham and Cromer and has a pub, bowling club, post office and a large hotel with a nine-hole golf course, a beach café and restaurants. Buses are frequent through both villages and there is a railway station at West Runton. There are caravan sites in both West and East Runton as well as camping facilities and West Runton is home to a Blue Flag beach which is most well-known for the discovery of a Steppe Mammoth skeleton in 1990. With its cliff-top setting, Cromer is an Edwardian family seaside town famous for its succulent Cromer Crabs and local seafood restaurants. It has long sandy 'blue flag' beaches, landscaped cliff-top gardens, Edwardian style promenades, boating lake, putting and bowling greens and a pier with the Pavilion Theatre at the end. Cromer has a good range of shops, a cinema, railway station with trains to Norwich, doctors and dental surgeries and schools catering for children of all ages. For leisure enthusiasts there are tennis and cricketing facilities, golf at the Royal Cromer Golf Club and the ever popular award winning beaches of North and North West Norfolk.

## How Far Is It To?

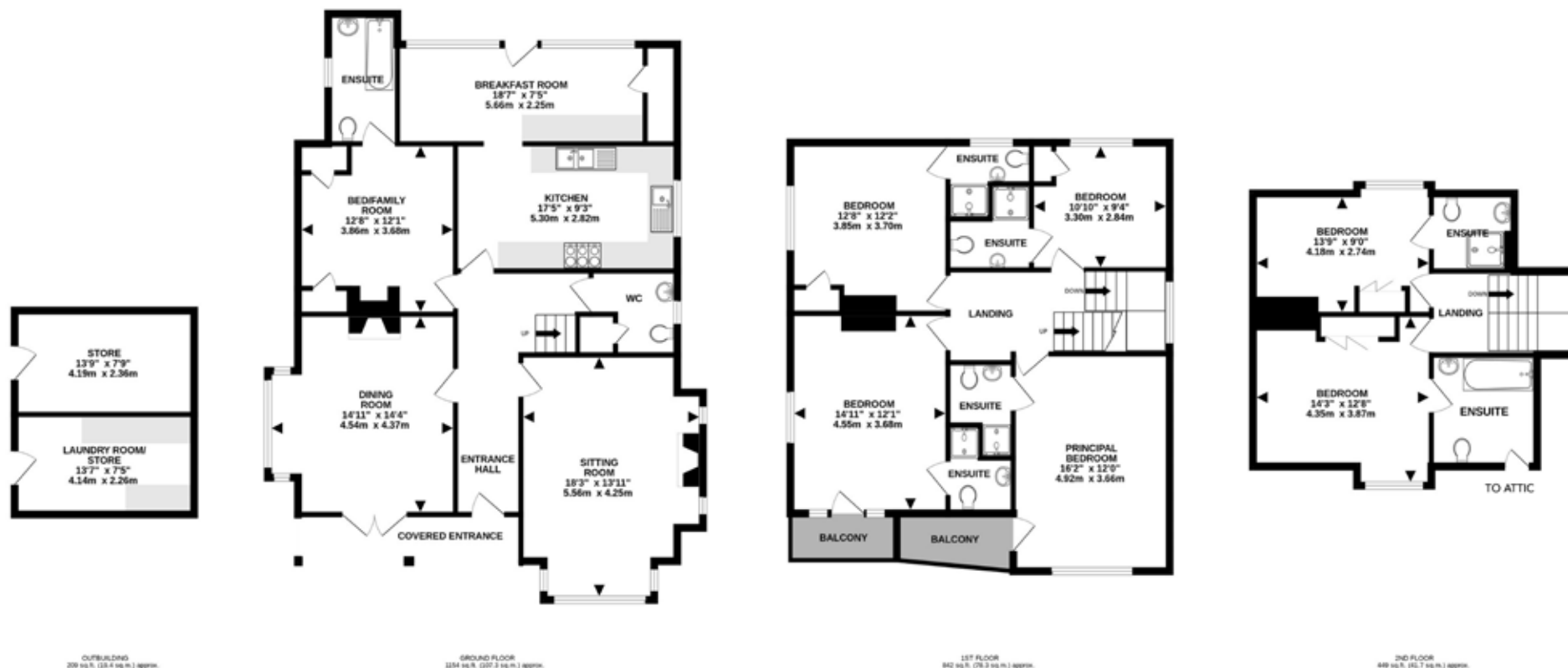
West Runton is located on the North Norfolk coast approximately 25 miles north of the cathedral city of Norwich, which has all the facilities you would expect from a county town including main line railway station to London Liverpool Street and international airport. Sheringham is approximately 2 miles to the west and the Georgian town of Holt 8 miles to the south west. There are several National Trust properties in the area, such as Felbrigg Hall, Sheringham Park and Blickling Hall.

## Directions

Leave Norwich on the A140 heading towards Aylsham. At the roundabout take the 3rd exit to Cromer. At Roughton take the 1st exit off the roundabout onto Chapel Road/B1436. At the roundabout take the 1st exit onto Holt Road/A148. Turn right onto Sandy Lane and continue onto Station Road. Turn right onto Cromer Road and the property will be found on the right hand side.

## Services, District Council and Tenure

Gas Central Heating, Mains Water, Mains Drainage  
Broadband Available - Fibre to Cabinet - Vendor uses SKY  
Mobile Phone Reception - varies depending on network provider  
Please see [www.checker.ofcom.org.uk](http://www.checker.ofcom.org.uk) - for Broadband/Mobile availability  
North Norfolk District Council 0- Council Tax Band A  
Freehold



FLOOR AREA - HOUSE (EXCLUDING OUTBUILDING) : 2445 sq.ft. (227.2 sq.m.) approx.  
TOTAL FLOOR AREA : 2654 sq.ft. (246.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, all measurements are approximate and no responsibility is taken for any error, omission or mis-statement.  
This plan is for illustrative purposes only. [www.norfolkpropertyphotos.co.uk](http://www.norfolkpropertyphotos.co.uk)  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(93-100)	A		82
(81-92)	B		
(69-80)	C		51
(55-68)	D		
(39-54)	E		
(31-38)	F		
(1-30)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure.





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