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THE STORY OF
Great Skates
Cromer, Norfolk

SOWERBYS



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THE STORY OF

Great Skates

Hall Road, Cromer,
Norfolk, NR27 9JQ

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Located on the Doorstep of the Felbrigg Estate

Less than 1.5 Miles to Cromer High Street

0.4 Miles to Train Station

Beautiful Woodland Location

Natural Garden Bustling with Wildlife

Three Double Bedrooms

Single Storey Dwelling

Plenty of Parking

Large Shed, Ideal for Storage or Personal Use

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“The gardens are incredibly private and tranquil - it’s lovely to see the wildlife visiting...”

Cromer is an increasingly popular Victorian seaside town which hosts plenty of independent cafés and bars, quirky and intriguing shops, and some incredibly deep history. However, Cromer is very much a town of two halves; the other element is rooted in the countryside, where you can find many beautiful walks to enjoy Norfolk’s wildlife and nature.

Great Skates is a property that finesses such a trait and enjoys complete peace

and quiet in the woodlands on the doorstep of the Felbrigg Estate. To be able to hear the whispers of the trees and a soundtrack of birdsong so rich, it would be difficult to find something able to tempt you away from your very own garden. The garden itself has some great low maintenance aspects, but it is mainly a well-kept, natural, wooded area with boundaries that can keep in any resident four-legged friends. It is hard to believe that the High Street is less than 1.5 miles away.







As a single storey dwelling on a large plot, the kitchen/dining room and the two main reception rooms within the bungalow are all of great sizes and offer a great social aspect, as well as versatility.

Accompanying the spacious reception areas are three good sized bedrooms which share the family bathroom. Should you wish, the third bedroom lends itself perfectly for use as a study, adding a further element of versatility. Completing the accommodation, a separate WC and a utility room fulfil a practical need. This home has been finished brilliantly with modern appliances and fittings, arguably avoiding the property needing any work doing to it, aside from personal touches.



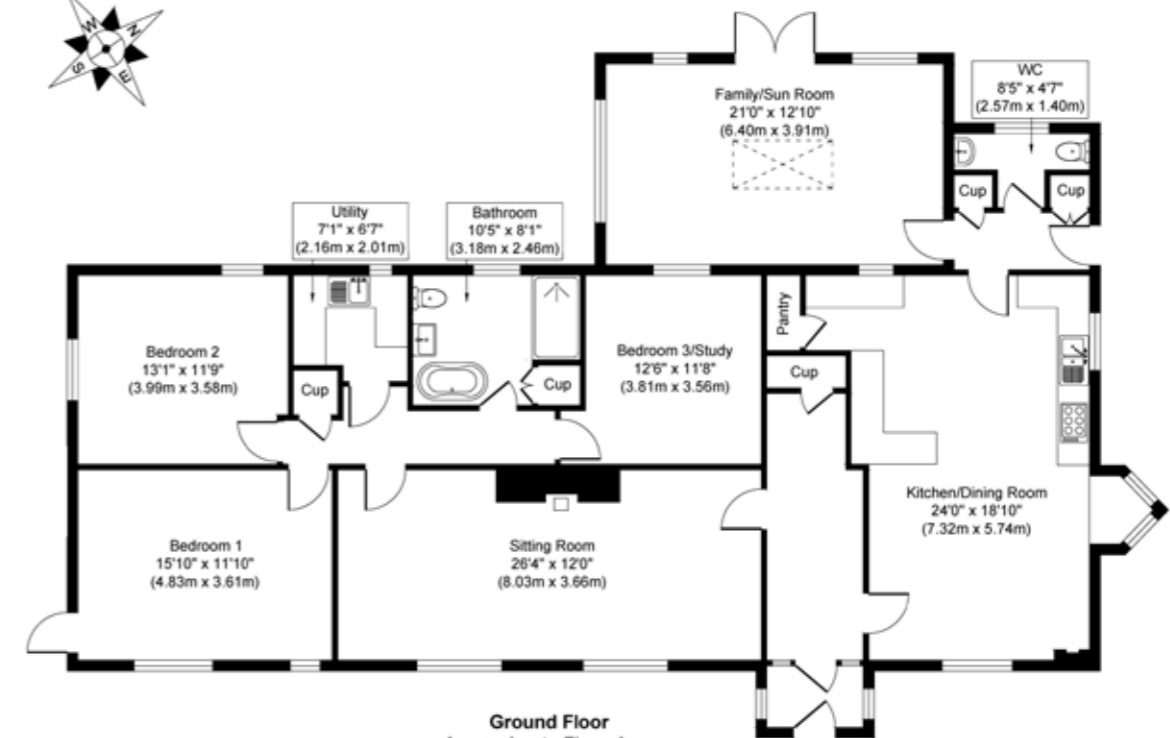
There is an automatic gated entrance with a sweeping driveway, offering a great amount of parking potential and space to manoeuvre. In addition to the large double car port, there are a handful of large sheds which give great options for storage and uses, and of course the all-important bar which sits off from the rear patio.

Great Skates is an incredibly well presented, perfectly located and very much-loved home. It can cater brilliantly to any family dynamic as not only does it have a peaceful location on the edge of a vibrant town, but there is also a train station less than half a mile away for any commutes or city trip, perfectly balancing all aspects one could wish for out of any property.





Outbuilding
Approximate Floor Area
1443 sq. ft
(134.05 sq. m)



Ground Floor
Approximate Floor Area
1899 sq. ft
(176.42 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. 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.

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ALL THE REASONS

Cromer

IS THE PLACE TO CALL HOME



With an elegant pier, Pavilion Theatre and grand Victorian villas, many with panoramic views over the pebble and

sand beach, it's easy to see why Cromer has perennial appeal to staycationers and permanent residents alike. Banksy recently visited the town on a headline-making 'spraycation' which focused the media's attention on the east side of the Norfolk coast, and in recent years there has been a regular flow of relocaters from the capital and home counties looking for a life by the sea.

This, in turn, has triggered an 'on the up' momentum for the area and seen fabulous start-up businesses breathe new life into the streets surrounding the town centre. Spend a morning exploring the pretty boutiques and follow the lanes towards the seafront to pick up a Cromer crab – widely regarded as one of the best found in English waters, the eight-legged crustacean still provides a major source

of income for the town's fishermen and simply served with bread makes an unbeatable lunch or supper!

Or push the boat out with fish and chips from No 1 Cromer, Galton Blackiston's award winning Cromer eatery perched on the clifftop. Treat yourself to a relaxing lunch at the Upstairs Restaurant where stunning sea views meet tasty seafood, or join the queue downstairs and enjoy your takeaway sitting on the wall as the seagulls soar above you for a fully immersive 'beside the seaside' experience. Follow the slope down from the clifftop to the beach and walk the shoreline or practise your hand at an afternoon skimming stones out to the horizon line.

With a good selection of schools including independent Beeston Hall School at nearby West Runton, it's easy to see the appeal of this gorgeously gentrified town for young families as a place to put down roots. Come discover if it's the place for you too...



Note from the Vendor



The garden at Great Skates

“We love to sit in the garden room with its woodland views, and there are many different, private places to sit in the garden.”

THE VENDOR



SERVICES CONNECTED

Mains electricity, water and drainage. Oil fired central heating.

COUNCIL TAX

Band E.

ENERGY EFFICIENCY RATING

D. Ref:- 2344-3029-5208-4037-5200

To retrieve the Energy Performance Certificate for this property please visit <https://find-energy-certificate.digital.communities.gov.uk/find-a-certificate/search-by-reference-number> and enter in the reference number above.

Alternatively, the full certificate can be obtained through Sowerbys.

TENURE

Freehold.

LOCATION

What3words: ///starfish.reassured.nipped

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