



THE STORY OF

Appletons

Weybourne, Norfolk

SOWERBYS



Perfectly Located within Popular Coastal
Village Steeped in History

Essential Amenities Immediately on your Doorstep,
including the Coasthopper Bus Service

Well-Presented Semi-Detached Cottage

Three Bedrooms, Two Bathrooms

Garage and Off-Street Parking

SOWERBYS HOLT OFFICE

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S Appletons

The Street, Weybourne,
Norfolk, NR25 7SZ

Weybourne is an incredibly beautiful village, full of flint cottages, far reaching field views and, of course, its famous beach which played an important role during the World Wars, but which today gives way to an incredibly popular sea fishing spot and a fantastic place to enjoy a peaceful dip in the North Sea. Hosting a deep history from the Victorian era to wartime Britain, this humble village still has plenty to offer, be it the brilliant village shop/deli, the bustling Ship Inn gastro pub which now offers stunning rooms for guests, the village hall which regularly hosts various events, the gorgeous Poppy Line steam railway or of course the meandering coastal and countryside walks lying in wait for families to enjoy.

Appletons commands the most prime of locations within Weybourne, as it sits right in the centre, with the village

amenities right on its doorstep. As you leave the driveway you will find the Church to your left, and the Beach Road to your right, with only a road to cross and bus stops to walk past to find the best place to grab a great meal and a quenching drink at The Ship.

With its family bathroom and three bedrooms upstairs, where the principal bedroom enjoys a dressing room and en-suite, Appletons is an incredibly well-balanced property inside and out. The dynamic between the reception rooms offers versatility, whilst the double doors from the sitting room really encourage you to enjoy the splendour of the east-facing rear patio, with an enchanting view of All Saints Church. There is parking to the front of Appletons, just alongside the single garage which is enclosed within a brick and flint wall.



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.



ALL THE REASONS

Weybourne

IN NORFOLK
IS THE PLACE TO CALL HOME



Just three miles west of Sheringham, Weybourne is familiar to many as a stop on The Poppy Line steam railway, which is a magnificent way to arrive at this unspoilt coastal village. You might spot pretty Weybourne Windmill as you ride the line, which local legend says once signalled to smugglers with the turn of its sails whether the coast was clear to land.

The mill was later home to Mr and Mrs Dodds who were arrested as spies during World War II, after police spotted the couple using the windmill to signal out to sea and discovered a radio transmitter. East Anglia's proximity to Europe meant it played a key role in the war effort and a secret World War II military site to the left of the village, Weybourne Camp, which was visited by Churchill is now home to the Muckleburgh Collection, one of the UK's largest privately owned displays of guns and military vehicles.

Following Station Road, turn into Church Street where the medieval All Saints Church sits, and behind it Weybourne Priory, once home to Augustine monks. Further along is The Ship Inn, a traditional village pub which has been serving locals since the 1800s. Enjoy one of its wide selection of local ales and artisan gins as you enjoy seafood freshly caught just footsteps away. If you follow Beach Lane down to the coastline, you might see the boats which fish the waters for their catch.

Take the coastal path west towards pretty Cley and Salthouse Marshes or head east back to Sheringham. Surrounded by fields, woodland and heathland in an Area of Outstanding Natural Beauty, with its village shop, tea room, many traditional cottages and period homes this is a wonderful place to call home.



Note from Sowerbys



Weybourne Beach

“...a stunning beach, and with such a rich history.”

SOWERBYS



SERVICES CONNECTED

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

COUNCIL TAX

Band C.

ENERGY EFFICIENCY RATING

C. Ref:- 9047-3933-0202-2127-0200

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

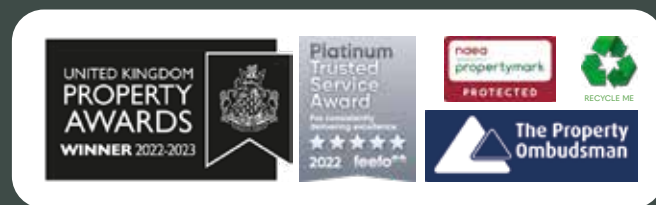
Freehold.

LOCATION

What3words: ///reefs.pounds.marathon

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