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INTRODUCING

# Waveney House

*Sheringham, Norfolk*

**SOWERBYS**

Land & New Homes Specialists

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INTRODUCING

# Waveney House

The Strand, North Street, Sheringham, Norfolk,  
NR26 8LW

A Luxuriously Renovated Victorian Townhouse

Five Bedrooms

Three Bathrooms

Quality Specification and Detail Throughout

Lovingly Created by the Local and Renowned Ilex Homes

Views Over Sheringham and the Sea

Peaceful Tree-Lined Residential Street

Just a Stroll from the Beach and Amenities

Landscaped South-Facing Terrace Garden

Parking for Two-to-Three Vehicles at the Rear

**SOWERBYS HOLT OFFICE**

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“Whilst the vibrancy of the town calls to you, Waveney House is only a stroll away - a private retreat down a quiet tree-lined road.”

A beautiful beach, charming shops, and vibrant eateries; just a taste of the life you can enjoy in Sheringham.

From the sandy blue flag beach - with its lovely promenade - to the rolling hills, you can start your day with a stroll or a round of golf on the stunning cliff-top links course. Grab a coffee, lunch, or dinner with friends in this vibrant community - with an abundance of amenities on its doorstep. For the occasions when the city calls, simply jump on the train at Sheringham Station and travel effortlessly and directly into the hustle and bustle of Norwich.

When you've explored the town, or further afield, a retreat home to Waveney House is a short walk away, situated on a quiet tree-lined residential road.

This is a stunning example of a Victorian town house which has been sympathetically and luxuriously restored to celebrate its historic charm, fusing perfectly with contemporary and stylish interiors.

Drawing inspiration from its Victorian architectural design, Ilex Homes have carefully considered each room, with modern-day living in mind. Waveney House is perfect for hosting guests, whether it's relaxing in the sumptuous reception room over a glass of something special, cooking in the large open-plan kitchen/dining room before throwing open the bi-folding doors for al-fresco dining in the private south-facing garden.

As an evening draws to a close, you may still retreat to the additional reception room on the first floor, whiling away the hours and enjoying the company of loved ones.

This is a home of luxury, but also perfect for modern family living, therefore the utility/boot room is a welcome addition to leave the walking shoes, wash sandy toes, and clean some muddy paws.

When it's time to retire for the night, the beautifully appointed bedrooms lend themselves to a perfect night's sleep, before waking you up to the good life with views over Sheringham and the sea beyond.





The first floor offers a sumptuous principal suite which is flooded with natural light thanks to an oversized sash bay window and is served by a luxurious en-suite. In addition, there is a further double bedroom and a generous reception room on this floor along with a four piece family bathroom suite.

The second floor is home to two double bedrooms, each with elevated views, an additional family bathroom and a fifth bedroom/study providing further versatility.

The convenience of two off-street parking spaces and a delightful south-facing garden and terrace provides rare coastal town commodities. Relax and recuperate on holiday, or enjoy your new family home within a vibrant community, with Waveney House at the heart of it all.







## *A Bespoke Quality*

Sympathetically remodelled and renovated to modern living standards, showcasing heritage features alongside contemporary interior finishes.

- Underfloor heating to all main ground floor rooms
- Beautiful, restored Edwardian stained glass panelled front door
- Hallway fitted with Amtico parquet flooring
- Oak style flooring planks by Invictus flooring
- Luxurious kitchen and dining space at the heart of the home with Rangemaster Professional+ 110cm wide dual fuel range cooker
- Painted solid wood shaker kitchen with marble white quartz work surfaces and upstands and integrated appliances
- Larder unit/dresser to kitchen with integrated large fridge and freezer
- Reception room with period coving, high ceilings, marble fireplace & wood burning stove and Invictus oak flooring
- Beautiful herringbone woven carpet to all stairs and landings by Unnatural Flooring
- Contemporary bathrooms including thermostatic showers with fixed drencher heads as well as separate handsets
- Lumi plugin ceiling lights, discreetly integrating smoke and heat detection systems
- Personal gate between parking area and rear garden



## Homes Made With Passion

Ilex Homes is focused on delivering bespoke developments and individual, high-quality accommodation in beautiful North Norfolk.

Thought, energy and passion is invested into each property we develop, with careful consideration given to design – both in terms of style and functionality.

We also care passionately about how each property is finished and spend time agonising over the finest details to ensure they have personality and are perfectly presented.

Personal pride is at the heart of the work that goes into making the design and quality of our homes exceptional – helping them to stand tall above others available in the area.

To do this we select an excellent team of tradesmen, professional services and local suppliers who deliver to the high standard we insist upon. While our estate agent team is experienced and can help you find the property that perfectly suits what you are looking for.

We genuinely care about the homes we develop and the people we build them for – it's this philosophy that enables us to create properties you will feel passionately about too.



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

# The Strand

IN SHERINGHAM  
IS THE PLACE TO CALL HOME



Sheringham is a charming seaside town that captures the essence of its motto, 'The sea enriches and the pine adorns.'

Originally settled by a Viking warlord around 900 AD, it later flourished as a farming and fishing community. The arrival of the railway in the 19th century brought growth and diverse architectural styles to the town. Today, Sheringham boasts a bustling high street with an abundance of shops, cafés and restaurants, along with tourist attractions.

Located on the mainline rail link to Norwich, London, and Cambridge, Sheringham is an ideal coastal commuter town. Visitors can explore the town's heritage at The Mo, a museum showcasing retired lifeboats and the future of the coastline with the Sheringham Shoal Offshore Wind Farm. Sheringham Little Theatre, a local gem, hosts renowned actors throughout the year, including its vibrant summer rep season and Christmas

panto. In addition, it stages live music and streams national productions and films, whilst also offering a gathering place, 'The Hub', providing a range of home-made scones, cakes, snacks and sandwiches.

Sheringham residents take pride in their town's heritage and enjoy annual events like Viking-themed festivities in February, a shared Crab and Lobster Festival with Cromer in May, and a lively carnival in August. Nature enthusiasts can escape the crowds by walking along the Norfolk Coastal path to Beeston Bump, where breathtaking views of the North Sea, Sheringham, and West Runton await. Another option is a visit to Sheringham Park, offering a Repton Walk to the Gazebo for panoramic views of the surrounding countryside.

When it's time to unwind, The Strand provides a tranquil retreat just a short walk from town. Nestled on a quiet residential road, this Victorian-era residence exudes elegance and offers luxurious modern comforts. Sheringham truly embodies the beauty of coastal living combined with historical charm, making it a wonderful place to call home.



Note from Sowerbys



"This is a perfect home for entertaining guests, from cosy chats to chilled al-fresco dining."

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## SERVICES CONNECTED

Mains electricity, water, gas and drainage. Fibre broadband.

## ENERGY EFFICIENCY RATING

To be confirmed.

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.

## AGENT'S NOTE

Both long term and short term holiday lets are permitted and projected annual income for both options are available on request. Internal images are taken from Babingley House at The Strand.

## LOCATION

What3words: ///unionists.wisely.locals

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