



S

THE STORY OF

# Ashbourne House

*Sheringham, Norfolk*

SOWERBYS



THE STORY OF  
**Ashbourne House**

Nelson Road, Sheringham,  
Norfolk, NR26 8BT

Magnificent Period Residence

Six Suited Bedroom Options

Opulent Formal Receptions

Wonderful Open-Plan Kitchen

Exquisitely Decorated and Dressed

Exceptional Specification Throughout

Established Boutique Bed and Breakfast Business

Detached Double Garage and Extensive Parking

Around 1/2 Acre of Grounds (STMS)

Fine Home Just a Short Stroll from Town and Beach

**SOWERBYS HOLT OFFICE**

01263 710777

[holt@sowerbys.com](mailto:holt@sowerbys.com)





“We would describe our home as comfortable, homely and friendly.”

Late Victorian splendour at its finest, with an elevated coastal position looking out over Sheringham town and its glorious coastline.

Ashbourne House is a spectacular landmark residence, perched in an elevated position with far-reaching coastal views, yet enjoying a highly private and discreet environment on arguably one of the most sought-after residential roads in Sheringham.

This exquisite and substantial detached residence is set in generous and private grounds approaching half an acre (stms), whilst enjoying coastal views and easy access to Sheringham’s vibrant town centre.

Built in 1898, this beguiling home showcases late Victorian affluence with strong elements of Queen Anne style, with highly decorative

elevations, projecting bay windows, high-pitched gables, and a wonderful polygonal corner tower.

The present owners have lovingly renovated, sympathetically extended, and meticulously maintained the property over the last 27 years, creating not only a wonderful home but also a lucrative lifestyle business.

Trading for many years as a renowned boutique coastal bed and breakfast, Ashbourne House offers luxurious bedroom suites to visiting guests with modern comforts and style blended with old-style hospitality. Whilst incorporating a successful business, the property is essentially a family home that offers beautifully proportioned living space, grand receptions, and versatile ancillary buildings.





Set across three floors and extending to over 4,800 sq. ft. with supporting buildings, the accommodation is vast yet comfortable and retains much of its period charm whilst embracing luxury and efficiency.

A front porch leads through to a captivating reception hall that immediately sets the tone for the house, with exposed beams to the ceiling, an ornate open fireplace with wood-burner, and an elegant turning staircase.

A sumptuous formal sitting room provides an opulent entertaining space and features a wood-burner set within a marble fireplace, and a wonderful bay window.

Double doors from the sitting room lead through to a majestic formal dining room that currently functions as the breakfast room for the business. A large room which showcases a highly decorative open fireplace with arched surrounds, beamed ceiling, and oak flooring.

A wonderful open-plan kitchen, dining area, and snug reside at the rear of the property to provide a highly sociable family/living area. The kitchen features an extensive range of modern shaker cabinets capped in low profile stone tops and complemented by a suite of appliances. A central island sits under a glazed lantern to create a sociable gathering space whilst a generous dining area comfortably seats ten. The kitchen is supported by a utility/laundry room and a walk-in pantry.

Off the open-plan living space is a delightful informal snug area with french doors onto a front sun terrace and a floor-mounted wood-burner. The ground floor is completed by two separate guest WC's.



The first floor consists of four double bedrooms, all with en-suite shower rooms. Each of the suited bedrooms is beautifully dressed, some with fitted wardrobes, and enjoys wonderful elevated views either over the town or coast. A further room provides a study/bedroom option and is currently utilised as a lounge area for guests. Off the first-floor landing is a glazed balcony that enjoys delightful vistas over the undulating gardens and up towards Beeston Bump.



Rising to the second floor, you will find a sumptuous principal bedroom suite. This impressive room features a spacious and well-appointed en-suite bathroom and enjoys far-reaching town and coastal views.





On the south-east elevation of the house is a private, block-paved driveway and hard-standing with parking for several cars and access to a detached double garage. Above the garage and accessed via an external staircase is a workshop.

The gardens extend to around half an acre (stms) and provide a wonderful environment for the house. Gently rising away from the house, the garden features multi-level sun terraces, fabulous entertaining areas, and a variety of garden structures set around shaped lawns and established soft borders.



“We have lived here 27 years and still love Sheringham and all it has to offer,”

Steps and pathways meander gently through the garden and reach out to elevated sections of the garden that enjoy some of the finest coastal views on offer in Sheringham. A summerhouse and decked terrace command an elevated point at the summit of the garden and look out along the glorious beach and sea for miles.

Located on Nelson Road, Ashbourne House enjoys a coastal position with the beach just a few hundred yards away, but also access to Sheringham’s vibrant and eclectic town centre.





“Insert  
Text  
Here.”

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.  
Copyright V360 Ltd 2023 | www.houseviz.com



ALL THE REASONS

# Sheringham

IS THE PLACE TO CALL HOME



Sheringham's motto, 'The sea enriches and the pine adorns', sets the scene for all that this traditional seaside town

encompasses. Historians believe a Viking warlord settled his tribe in the area c.900, and the area later became a farming and fishing community.

The arrival of the railway in the early 19th century saw the town's population surge and the landscape evolve with a delightfully eclectic range of architectural styles. Today, the station sits on the mainline rail link to Norwich and onwards to London or Cambridge – whichever track you follow, it's an unbeatable coastal commuter town to come home to.

At the heart of Sheringham is a thriving high street with a parade of independent shops peppered with plenty of tourist stops offering sugary treats and colourful postcards. Park



at the top of the hill, next to the heritage North Norfolk Railway which runs steam and diesel trains to Holt in the summer months, and wind your way down to the seafront where a stunning Blue Flag pebble and sandy beach awaits for an indulgent hour spent stone-skimming.

Learn more about the relationship between sea and land at the town's museum, fondly known as The Mo, where retired lifeboats reflect the past and a showcase of the Sheringham Shoal Offshore Wind Farm presents the future of the coastline.

At the end of the high street stands the Sheringham Little Theatre, a real local treasure which attracts an illustrious cast of actors from the nationals and is renowned for a vibrant summer rep season and glorious Christmas panto. The Hub, in the theatre's foyer, is a fantastic community café and place to catch up on neighbourhood news.

Locals love to celebrate the town's heritage, with a week of Viking themed events in February, a shared Crab and Lobster Festival with Cromer in May and an all-out carnival in August.

After the bustle of town, step away from the crowds and head along the Norfolk Coastal path to the top of Beeston Bump, just 15 minutes out of town, and immerse yourself in nature as you survey stunning views over the North Sea, Sheringham and West Runton. Or for an even bigger adventure, head to Sheringham Park and take the Repton Walk to the Gazebo for 360° views across the surrounding countryside – what a wonderful town to call home.

Note from the Vendor



“Our favourite spot in the house is the bedroom view. Moving to Sheringham allowed us to have a slower pace of life.”

THE VENDOR



## SERVICES CONNECTED

Mains water, electricity, drainage and broadband. Gas central heating.

## COUNCIL TAX

Unbanded due to property being a holiday let.

## ENERGY EFFICIENCY RATING

D. Ref:- 7634-8027-3300-0478-6292

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: ///daytime.glow.witty

These particulars and measurements whilst believed to be accurate, are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give representation or warranty in respect of the property.



# SOWERBYS



Sowerbys Estate Agents Limited is a company registered in England and Wales, company no: 05668606. Registered office 54 Westgate, Hunstanton, Norfolk, PE36 5EL