



THE STORY OF

# 15 High Street

*Overstrand, Norfolk*

**SOWERBYS**

S

THE STORY OF

# 15 High Street

Overstrand, Norfolk  
NR27 0AB

Perfectly Located Along Overstrand's High Street

Mere Yards Away from the Village Amenities

Public Transportation on Your Doorstep

Immaculately Presented and Beautifully Balanced

Three Bedrooms

Two Bathrooms

Ample Parking

Beautifully Presented Gardens

Annexe Potential

SOWERBYS HOLT OFFICE  
01263 710777  
holt@sowerbys.com



“The quality of craftsmanship and finish at this wonderful home is evident throughout.”

High Street in Overstrand is a beautiful road that holds most of Overstrand's amenities and many of the properties that line this stretch of road are substantial, period residences with interesting histories and lineages.

There is a great gastropub and a renowned boutique hotel each serving quality local drinks and the most superb

meals to finish off those long walks and days spent at the beach, all within immediate walking distance just by the village shop.

15 High Street is an immaculately presented detached bungalow that has undergone extensive works to create the most superb family home which holds versatility at its core.

With three bedrooms and two bathrooms focussed to one side of this property, the living areas have been given the ability to really spread out and capture the south-east orientation of the rear garden.

There is a wonderful blend of open plan spaces that work alongside the closed rooms, such as the delineated sitting room which cosies up to the open fireplace or the room hiding behind double doors that is currently used as an office, all of which can easily become those flexible rooms such as a snug, hobbies or playroom, or that all important home office.





The quality of craftsmanship and finish at this wonderful home is evident throughout. From top spec appliances in the kitchen to the well-placed bi-fold doors to the rear garden, as well as solid oak flooring throughout the majority of the open-plan layout, there is arguably no job to tackle at this much-loved family home, even the internal doors are sure to make you feel envious when visiting!

To be able to bask in the wonder of such a glorious garden, via the bifold doors from the comfort of your day room, is a quality one would find incredibly hard to grow tiresome of.





a new home in the mountains



The outside space truly is a work of art. With a meticulous planting process, both the front and rear gardens exude the most addictive picture that just makes you eagerly wait in anticipation for that British summer.

The rear garden holds a terrific magic of its own, as not only does it cater perfectly to the keen gardener thanks to its established array of plant life and raised beds, but it also gives the perfect playground for any little ones.

Securing a practical side too, 15 High Street has plenty of parking to the front, with the benefit of an integral garage which presents a great opportunity for conversion, especially when considering the room that sits between the garage and kitchen, as there could be a well-placed annexe here that would take this property opportunity to an exciting new level.





SOWERBYS — a new home is just the beginning

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](http://www.houseviz.com)

ALL THE REASONS

# Overstrand

IN NORFOLK  
IS THE PLACE TO CALL HOME



Once a sleepy fishing village, until the London journalist and travel writer, Clement Scott, came to visit in 1883. He fell in love with the area and called it 'Poppyland'. A number of Scott's well-to-do London friends were enticed and some bought land in the village to build second homes, earning Overstrand the name 'Village of Millionaires'. The pioneering architect Sir Edwin Lutyens designed Overstrand Hall and The Pleasaunce here. When the original occupants of The Pleasaunce, Lord and Lady Battersea, died in the 1930s the grounds were sold off. This property was built within the former kitchen garden, and whilst the part-walled gardens are now mainly ornamental, they retain a number of original features, including 12ft high handmade, Italian wrought-iron gates, apple, pear, rose and laburnum pergola walks and a head gardener's office.

The village of Overstrand stands on the north Norfolk coast, which is designated as an area of outstanding natural beauty. There is a strong and long standing community feel within the village with a wide variety of social events, clubs and activities. The village, which is part of what is sometimes called Poppyland, offers a sandy beach, shop, post office, an excellent 'Gastro' public house and hotel. A bus service passes through the village to the neighbouring resort towns, including Cromer where more comprehensive facilities can be found including the tallest parish church tower in the county, museums, a variety of shops, cinema, galleries and cafes. There are good transport links via bus and train to Norwich (30 minutes) and onto London (2 hours) and there is a regional airport at Norwich. Sporting facilities include The Royal Cromer Golf Club and Cromer Lawn Tennis and Squash Club, which offers some of the finest grass courts in the country. There are opportunities for sailing at Blakeney and on the Norfolk Broads.



Note from Sowerbys



“15 High Street is an immaculately presented detached bungalow that has undergone extensive works to create the most superb family home which holds versatility at its core.”

SOWERBYS



## SERVICES CONNECTED

Mains water, electricity, gas and drainage.

## COUNCIL TAX

Band E.

## ENERGY EFFICIENCY RATING

D. Ref:- 8265-7329-4079-7085-6906

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: ///neat.upgrading.knowledge

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