



THE STORY OF

5 The Loke

East Beckham, Norfolk

SOWERBYS

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East Beckham, Norfolk,
NR11 8RP

- Charming, Detached Cottage
- Ornate Brick and Flint Elevations
- Two Bedrooms with Option for Third
- Sitting Room and Dining Room
- Kitchen/Breakfast Room
- Gated Off-Road Parking
- Pretty, Low Maintenance Gardens
- Wonderful Countryside Views
- Discreet and Peaceful Setting
- Semi-Rural Yet Close to Coastline

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“The accommodation fully embraces the open countryside views...”

An enchanting brick and flint cottage blessed with an idyllic setting amongst some of North Norfolk's most attractive and unspoilt countryside.

5 The Loke is a very special cottage that comes to the open market for the first time in over forty years. A cherished home for over five decades, the cottage now presents a rare opportunity to own and personalise a charming, detached residence set in a wonderfully discreet and peaceful location.

Ornate and intricate brick and flint elevations conceal a compact yet perfectly formed cottage that is packed with period features and simply bursting with further potential. The cottage has been maintained over the years and double

glazing has been added along with electric heating.

The accommodation is set over two floors and fully embraces the open countryside views which can be enjoyed from many of the windows. A sitting room and open-plan dining room combine to create a spacious living area with windows to two aspects and a door leading out onto a rear courtyard area.

The kitchen features a simple range of cabinets, space for appliances, a sink and ample space for a breakfast table. Exposed beams to the ceiling add character whilst a door leads out onto the gardens and a window displays wonderful vistas over open fields. The ground floor is completed by a bathroom.



To the first floor there is a spacious and highly versatile reception with elevated countryside views. This room has previously been enjoyed as a first floor sitting room due to its blessed views but could easily be adapted to create an additional bedroom space.



There are two bedrooms on the first floor, each with their own individuality, and both can accommodate double beds.



First Floor
Approximate Floor Area
442 sq. ft
(41.09 sq. m)



Ground Floor
Approximate Floor Area
492 sq. ft
(45.73 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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To the front of the cottage is a gated area laid to shingle and providing off-street parking. The gardens wrap around the property on three sides and are made up of paved terraces and established soft landscaping. The garden enjoys glorious and uninterrupted views over rolling countryside.

5 The Loke is nestled discreetly on a quiet country loke amongst a small group of individual homes, and is immersed in open countryside whilst being highly convenient for the North Norfolk coastline and the towns of Sheringham, Cromer and Holt.



ALL THE REASONS



East Beckham

IN NORFOLK
IS THE PLACE TO CALL HOME



A pretty rural village, set within beautiful Norfolk countryside East Beckham has lovely lovely walks and places to cycle.

Lord of the Manor of East Beckham, James Gresham (1442–1497), was the grandfather of the Sir John Gresham who founded the popular Gresham’s School. He was the great-grandfather of the Sir Thomas Gresham who himself established Gresham College and the Royal Exchange in London.

Just a few miles away are the sandy beaches of Sheringham and Cromer and the picturesque Georgian market town of Holt.

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.

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.



Note from Sowerbys



“...glorious and uninterrupted views over rolling countryside.”

SOWERBYS



SERVICES CONNECTED

Mains electricity and water. Drainage to septic tank. Electric heating.

COUNCIL TAX

Band C.

ENERGY EFFICIENCY RATING

F. Ref:- 2165-3036-2207-6714-3204

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: ///marker.scarecrow.update

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