



THE STORY OF

3 Jericho Cottages

Weybourne, Norfolk

SOWERBYS



THE STORY OF

3 Jericho Cottages

Weybourne, Norfolk
NR25 7HF

Coming to the Market for the First
Time in Nearly 30 Years

Surreal Location Within the Heart of
Weybourne Which Boasts Tranquillity

An Abundance of Character and Charm

End of Terrace Brick and Flint Cottage

Three Bedrooms

Off-Road Parking

Single Garage with Great Potential
to Convert (STPP)

Beautifully Maintained Large Garden

SOWERBYS HOLT OFFICE
01263 710777
holt@sowerbys.com





Nestled in the heart of Weybourne, 3 Jericho Cottages is a delightful period home brimming with character and charm. For nearly 30 years, this cherished property has served as an idyllic holiday retreat, offering a peaceful escape while being just a stone's throw from the village. Tucked away up a little loke, the cottage enjoys a prime location.

Inside, the cottage offers a wealth of original features and a versatile layout that provides the perfect canvas for modernisation. Spread across three floors, the cottage includes three inviting bedrooms and a bathroom on the upper levels, offering ample space for family and guests. The ground floor features a spacious sitting room, a well-proportioned kitchen, and a dedicated dining room, all exuding the warmth and character that make this property truly unique. While some areas require updating, the potential to enhance the cottage's already charming atmosphere is immense, making it an exciting opportunity for those looking to create their dream coastal home.

Outside, the property benefits from parking in front of the terrace, along with a single garage that adds to its appeal. The garage offers not only a practical solution for parking but also an exciting opportunity for conversion or extension. With the ideal location of the existing plumbing, it could be transformed into additional reception space or an en-suite bedroom, subject to the necessary consents. The rear garden has been impeccably maintained and thanks to its size, it creates a superb space for families to enjoy. 3 Jericho Cottages presents a rare chance to own a piece of Weybourne's history while creating a future filled with coastal memories.





Ground Floor Approximate Floor Area 519 sq.ft (48.25 sq.m) (Excluding Garage)
 First Floor Approximate Floor Area 385 sq.ft (35.78 sq.m)
 Second Floor Approximate Floor Area 186 sq.ft (17.29 sq.m)
 Garage Approximate Floor Area 201 sq.ft (18.70 sq.m)
 Approx. Gross Internal Floor Area 1,292 sq.ft (120.04 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.

Copyright V360 Ltd 2023 | www.houseviz.com

Weybourne

WHERE HISTORY AND
NATURE MEET

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.



SERVICES CONNECTED

Mains water, electricity and drainage. Heating via electric storage heaters supplemented by an oil boiler.

COUNCIL TAX

Band C.

ENERGY EFFICIENCY RATING

F. Ref:- 6834-8628-9400-0351-0206

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: ///lifelong.goodnight.worker

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

To mark our 30th anniversary year, we're making a donation
to these Norfolk charities every time we sell a home

*Nelson's
Journey*

 **St Martins**
more than a home
for the homeless

 **mind**
Norfolk and
Waveney

 **Cancer
Charity**
— EST. NORFOLK 1989 —

 **East Anglian
Air Ambulance**

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

