



THE STORY OF

# Crossrow

*West Runton, Norfolk*

SOWERBYS





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# Crossrow

West Runton, Norfolk  
NR27 9QT

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Situated in West Runton, Near Local  
Shops, Eateries, and Transport Links

Short Walk to the Beach

Close to the Very Popular Village Inn Pub

Multiple Reception Areas

Four Bedrooms

Three Bathrooms

Additional Office Space for Work-  
From-Home Needs

Generous Double Garage and  
Ample Driveway Parking

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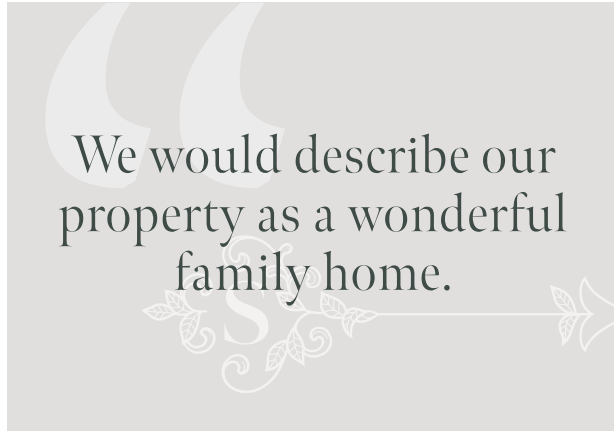
Crossrow is a cherished family home located in the heart of West Runton, a vibrant and well-connected coastal village. With local amenities just a stroll away, including the village shop, popular take-aways, and the welcoming Village Inn pub, this home offers both convenience and a true sense of community. Well-connected by bus and rail, West Runton provides the ideal balance between rural charm and accessibility, making Crossrow a perfect choice for those seeking a home on the coast with excellent transport links.

This charming four-bedroom, three-bathroom property has been thoughtfully enhanced with a second-story extension. Downstairs, the extension introduced a cosy reception area and a practical utility room, while upstairs, a spacious new en-suite bedroom was added. With multiple living spaces, including an inviting kitchen/reception room and perfectly placed garden room, Crossrow is designed to create a harmonious flow with its beautiful garden, bringing the outdoors into everyday living and entertaining.

The upstairs layout, featuring four bedrooms and three well-appointed bathrooms, ensures every member of the family has a private retreat. An additional room currently serves as a home office, making it ideal for modern work-from-home needs without compromising bedroom space. This flexibility ensures the home can adapt to the unique needs of each family, offering comfort and functionality in equal measure.

Completing this impressive property is a substantial double garage, perfect for additional storage, safeguarding vehicles, or even transforming into a workshop. The spacious driveway can easily accommodate multiple cars, allowing for effortless parking and access for family and guests alike. Crossrow is ready for its next chapter—a welcoming home ready to embrace new memories in the heart of West Runton.









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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# West Runton

SCENIC VILLAGE WITH FOSSIL-RICH CLIFFS AND BEAUTIFUL BEACHES

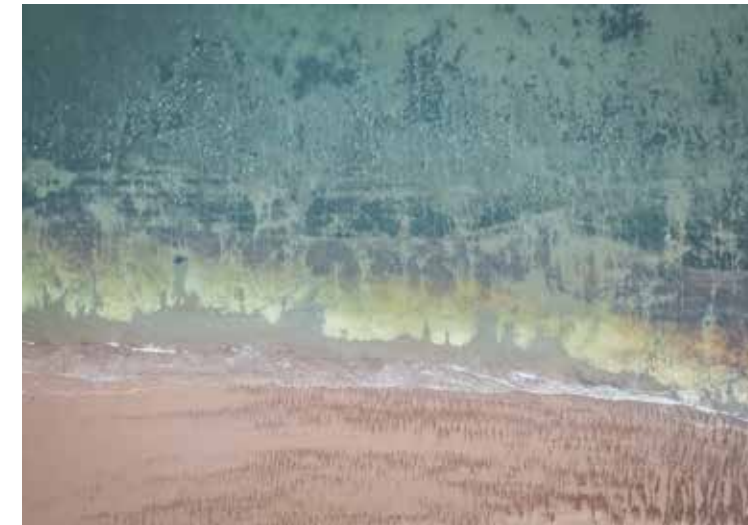
Between the Victorian seaside resorts of Cromer and Sheringham, West Runton has good road connections and a small railway station with regular services to Norwich. West Runton also has a pub - The Village Inn, restaurants, a post office, an independent school and village store. It also has a golf links course and there are nearby National Trust woodland walks. The village is famous for the West Runton Woolly Mammoth, a huge 6-700,000 year old fossilised elephant, discovered in the 1990s. West Runton is also home to the Hilltop Shirehorse Centre.

With an elegant pier, Pavilion Theatre and grand Victorian villas, many with panoramic views over the pebble and sand beach, it's easy to see why Cromer has perennial appeal to staycationers and permanent residents alike. Banksy recently visited the town on a headline-making 'spraycation' which focused the media's attention on the east side of the Norfolk coast. Spend a morning exploring the pretty boutiques and follow the lanes towards the seafront to pick up a Cromer crab – widely regarded as one of the best found in English waters, the eight-legged crustacean still provides a major source of income for the town's fishermen and simply served with bread makes an unbeatable lunch or supper!

Or push the boat out with fish and chips from No 1 Cromer, Galton Blackiston's award winning Cromer eatery perched on the clifftop. Treat yourself to a relaxing lunch at the Upstairs Restaurant where stunning sea views meet tasty seafood, or join the queue downstairs and enjoy your takeaway sitting on the wall as the seagulls soar above you for a fully immersive 'beside the seaside' experience. Follow the slope down from the clifftop to the beach and walk the shoreline or practise your hand at an afternoon skimming stones out to the horizon line.



## Note from the Vendor



“We have loved being able to walk to the beach and over Beeston Bump into Sheringham.”



## SERVICES CONNECTED

Mains water, electricity and drainage. Gas central heating.

## COUNCIL TAX

Band F.

## ENERGY EFFICIENCY RATING

D. Ref:- 0587-3943-1209-9554-5204

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: ///thrilled.redouble.breeze

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# SOWERBYS

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

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Journey



St Martins  
more than a home  
for the homeless



mind  
Norfolk and  
Waveney



Cancer  
Charity  
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East Anglian  
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The Property  
Ombudsman

