



THE STORY OF

Foxes Retreat

Upper Sheringham, Norfolk

SOWERBYS



THE STORY OF

Foxes Retreat

Sheringham, Norfolk
NR26 8UA

Historic Georgian Building

High Ceilings and Sash Windows

Four Bedrooms and Two Bath/Shower Rooms

Walled Garden

Single Garage

Highly Sought After Village Location

Designated Area of Outstanding Natural Beauty

Close to Sheringham Town and Coastline

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Nestled in the heart of Upper Sheringham, Foxes Retreat is a captivating brick and flint cottage that seamlessly blends historic charm with modern comforts. Believed to have been built in 1812, this former School House has been beautifully converted, earning the prestigious 'Graham Allan Award' for local conservation. Retaining its Georgian grandeur, the home boasts high ceilings, well-proportioned rooms, and oversized sash windows, creating bright and airy living spaces that celebrate its period heritage.

This versatile and spacious home offers three generous bedrooms, alongside a flexible fourth room, ideal as a bedroom, study, or snug. The grand sitting room, complete with an open fireplace, provide elegant spaces for entertaining, while a cosy family room/snug on the ground floor offers additional flexibility. The traditional Shaker-style kitchen is both practical and inviting, featuring ample cabinetry, generous worktops, and picturesque views over the garden—a charming space to cook and gather.

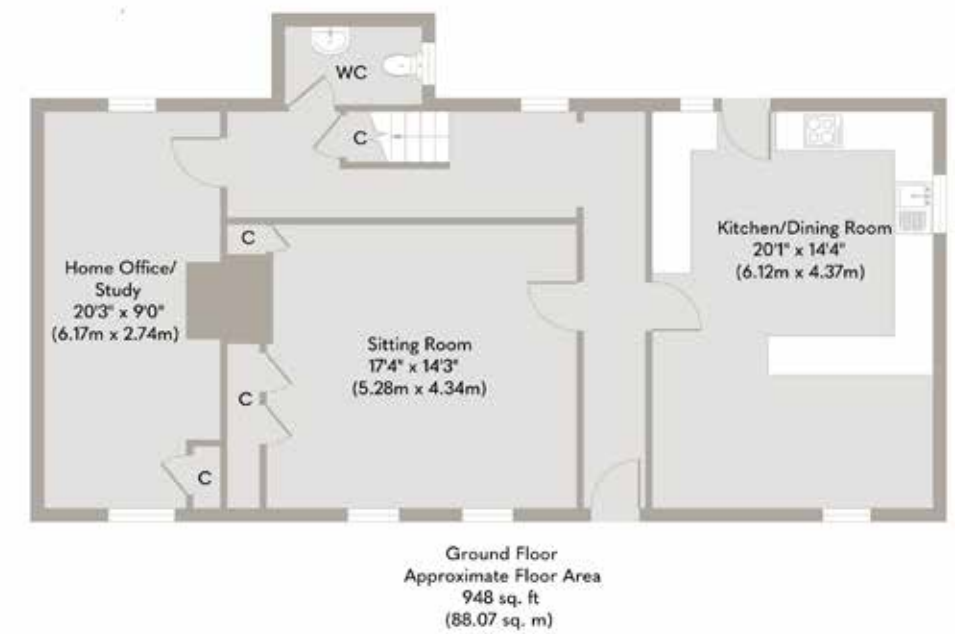
Upstairs, the principal bedroom suite provides a luxurious retreat with its own en-suite bathroom, while two further well-proportioned bedrooms are served by an indulgent shower room.

Outside, the property is framed by a delightful walled garden, offering a decked terrace perfect for alfresco dining and peaceful relaxation. Set within a tranquil village, yet within easy reach of Sheringham's town centre, stunning coastal walks, and the breathtaking North Norfolk coastline, Foxes Retreat offers a rare opportunity to own a home of both historical significance and contemporary comfort. Whether you are looking for a permanent residence, a second home, or a lucrative holiday let, this exquisite property is an opportunity not to be missed.



...flint cottage that seamlessly blends historic charm with modern comforts.





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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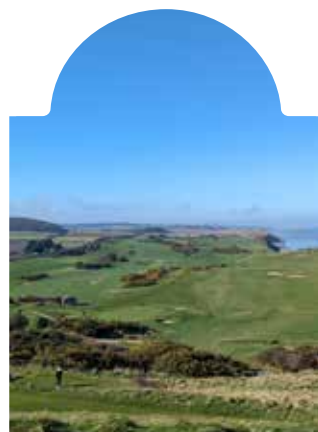
Upper Sheringham

A QUINTESSENTIAL NORFOLK
VILLAGE

Tucked away in the rolling countryside of North Norfolk, Upper Sheringham is a picturesque and highly sought-after village that perfectly balances rural tranquillity with easy access to the coast. Surrounded by unspoiled landscapes and Areas of Outstanding Natural Beauty, this charming village offers a slower pace of life while remaining close to the vibrant seaside town of Sheringham.

Upper Sheringham is steeped in history, with its traditional brick and flint cottages, a beautiful 14th-century church, and a strong sense of community. The village is home to the Sheringham Park National Trust Estate, designed by the renowned landscape gardener Humphry Repton, which boasts miles of scenic walking trails, breathtaking coastal views, and vibrant displays of rhododendrons in spring. Nature lovers and outdoor enthusiasts will find endless opportunities to explore the surrounding countryside, whether hiking, cycling, or simply enjoying the peaceful setting.

Despite its peaceful ambiance, Upper Sheringham is just a short drive from the bustling town of Sheringham, where residents can find an array of independent shops, cafés, restaurants, and essential amenities. The town's stunning Blue Flag beach, traditional steam railway, and lively local events make it a beloved destination for both residents and visitors. The wider North Norfolk coastline, known for its expansive sandy beaches, wildlife reserves, and charming coastal villages, is also easily accessible, making Upper Sheringham an ideal location for those who appreciate both countryside and coastal living.



Note from the Vendor



“Set within a tranquil village yet within easy reach of Sheringham’s town centre...”



SERVICES CONNECTED

Mains water, electricity and drainage. Electric heating.

COUNCIL TAX

Band to be confirmed.

ENERGY EFFICIENCY RATING

To be confirmed.

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: ///rags.success.condense

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SOWERBYS

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