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THE STORY OF

# Ashbourne House

*Sheringham, Norfolk*

SOWERBYS





THE STORY OF

# House Name

Sheringham, Norfolk  
NR26 8BT

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Magnificent Period Residence

Six Suited Bedroom Options

Opulent Formal Receptions

Wonderful Open-Plan Kitchen

Exquisitely Decorated and Dressed

Exceptional Specification Throughout

Established Boutique Bed and Breakfast Business

Detached Double Garage and Extensive Parking

Around 1/2 Acre of Grounds (STMS)

Fine Home Just a Short Stroll  
from Town and Beach

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Late Victorian splendour at its finest with an elevated coastal position looking out over Sheringham town and its glorious coastline.

Ashbourne House is a spectacular, landmark residence, perched in an elevated position with far reaching coastal views yet enjoying a highly private and discreet environment on arguably one of the most sought-after residential roads in Sheringham.

This exquisite and substantial, detached residence is set in generous and private grounds approaching 1/2 acre (stms) whilst enjoying coastal views and easy access to Sheringham's vibrant town centre.

Built in 1898 this beguiling home showcases late Victorian affluence with strong elements of Queen Anne Style with highly decorative elevations, projecting bay windows, high pitched gables and a wonderful polygonal corner tower.

The present owners have lovingly renovated, sympathetically extended and meticulously maintaining the property over the last 27 years and created not only a wonderful home but also a lucrative, lifestyle business.

Trading for many years as a renowned boutique, coastal bed and breakfast Ashbourne House offers luxurious bedroom suites to visiting guests with modern comforts and style blended with old style hospitality. Whilst incorporating a successful business the property is essentially a family home that offers beautifully proportioned living space, grand receptions and versatile ancillary buildings.





Set across three floors and extending to over 4,800 sq. ft. with supporting buildings, the accommodation is vast yet comfortable and retains much of its period charm whilst embracing luxury and efficiency.

A front porch leads through to a captivating reception hall that immediately sets the tone for the house with exposed beams to ceiling, an ornate open fireplace with wood-burner and an elegant turning staircase.

A sumptuous, formal sitting room provides an opulent entertaining space and features a wood-burner set within a marble fireplace and a wonderful bay window.

Double doors from the sitting room lead through to a majestic, formal dining room that currently functions as the breakfast room for the business. A large room which showcases a highly decorative open fireplace with arched surrounds, beams to ceiling and oak flooring.

A wonderful, open plan kitchen, dining area and snug resides at the rear of the property to provide a highly sociable family/living area. The kitchen features an extensive range of modern shaker cabinets capped in low profile stone tops and complemented by a suite of appliances. A central island sits under a glazed lantern to create a sociable gathering space whilst a generous dining area comfortably seats ten. The kitchen is supported by a utility/laundry room and a walk-in pantry.

Off the open plan living space is a delightful, informal snug area with french doors onto a front sun terrace and floor mounted wood-burner. The ground floor is completed by two separate guest WC's.



We would describe our home as comfortable, homely and friendly.







The first floor consists of four double bedrooms all with en-suite shower rooms. Each of the suited bedrooms are beautifully dressed, some with fitted wardrobes and enjoy wonderful, elevated views either over the town or coast. A further room provides a study/bedroom option and is currently utilised as a lounge area for guests. Off the first-floor landing is a glazed balcony that enjoys delightful vistas over the undulating gardens and up towards Beeston Bump.

Rising to the second floor you will find a sumptuous principal bedroom suite. This impressive room features a spacious and well-appointed en-suite bathroom and enjoys far reaching town and coastal views.

On the southeast elevation of the house is a private, block paved driveway and hardstanding with parking for several cars and access to a detached double garage. Above the garage and accessed via an external staircase is a workshop.

The gardens extend to around 1/2 acre (stms) and provide a wonderful environment for the house. Gently rising away from the house, the garden features multi-level sun terraces, fabulous entertaining areas and variety of garden structures set around shaped lawns and established soft borders.

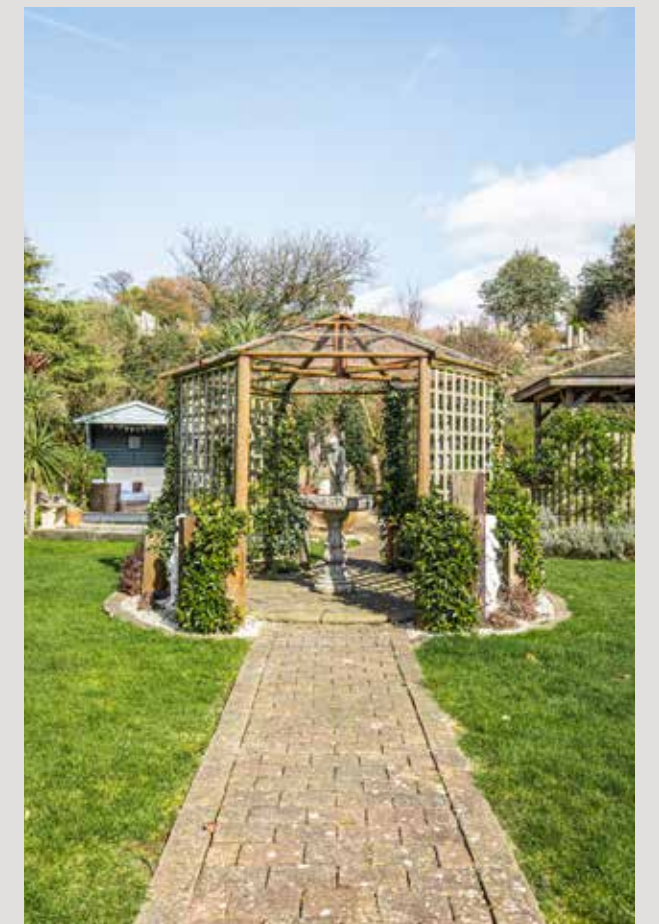
Steps and pathways meander gently through the garden and reach out to elevated sections of the garden that enjoy some of the finest coastal views on offer in Sheringham. A summerhouse and decked terrace commands an elevated point at the summit of the garden and looks out along the glorious beach and sea for miles.

Located on Nelson Road in Sheringham, Ashbourne House enjoys a coastal position with the beach just a few hundred yards away but also access to Sheringham's vibrant and eclectic town centre.





We have lived here  
27 years and still  
love Sheringham  
and all it has to  
offer.







# Sheringham

ALL ABOARD TO THE SUBLIME SEASIDE

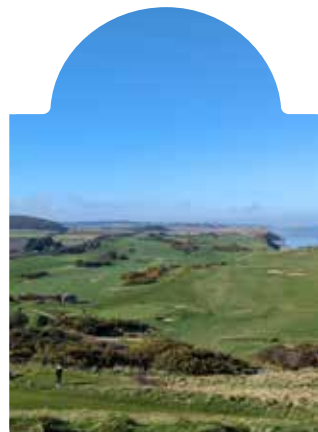
Sheringham, a traditional seaside town, blends history with vibrant community life. Established around 900 AD by a Viking warlord, it evolved into a bustling farming and fishing town. The arrival of the railway in the 19th century transformed Sheringham, fostering a mix of architectural styles that still charm today.

The town boasts a thriving high street with independent shops and tourist spots. Nearby, the North Norfolk Railway offers nostalgic steam and diesel train rides to Holt. Down at the Blue Flag beach, visitors enjoy stone-skimming and coastal views.

Sheringham's heritage shines at The Mo museum, featuring retired lifeboats and insights into the Sheringham Shoal Offshore Wind Farm. The Sheringham Little Theatre, a local gem, hosts renowned actors and vibrant seasonal shows, while The Hub offers a cozy community café atmosphere.

The town celebrates its Viking roots with annual themed events, including a Crab and Lobster Festival with Cromer and a lively August carnival. Nature lovers can escape to Beeston Bump for stunning coastal panoramas or explore Repton Walk in Sheringham Park for sweeping countryside views.

Sheringham is not just a town but a vibrant community nestled between sea and countryside, offering a perfect blend of heritage, nature, and coastal charm.



*Note from Sowerbys*



Entrance Hall

“Built in 1898 this beguiling home showcases late Victorian affluence with strong elements of Queen Anne Style.”



## SERVICES CONNECTED

Mains water, electricity and drainage. Gas fired central heating.

## COUNCIL TAX

Band F.

## ENERGY EFFICIENCY RATING

D. Ref: 7634-8027-3300-0478-6292.

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: ///daytime.glow.witty

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# SOWERBYS

We are proudly supporting these Norfolk charities by organising and participating in events throughout 2025, along with making a donation for every home we sell.



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