



THE STORY OF

The Oaks

Cromer, Norfolk

SOWERBYS



THE STORY OF

The Oaks

Holt Road, Cromer
Norfolk, NR27 9JN

Handsome Detached Edwardian Residence

Recently Installed Shaker-Style Kitchen

Two Formal Receptions

Four Double Bedrooms

Detached Double Garage and Hayloft

Edge of Town Location

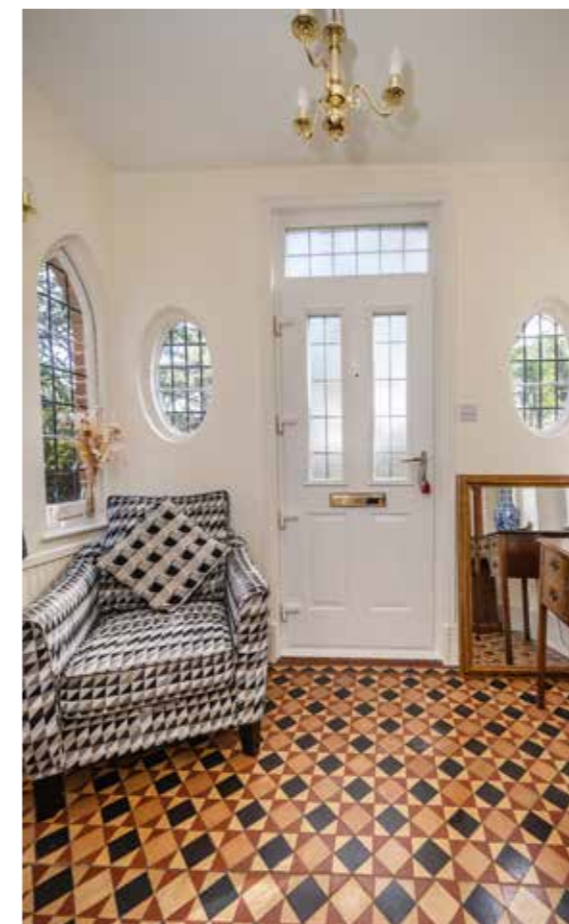
Close to Coastline

SOWERBYS HOLT OFFICE

01263 710777

holt@sowerbys.com





The Oaks in Cromer showcases classic Edwardian architecture and stands proud in established and discreet gardens.

Originally commissioned and built in 1906, this fine, double fronted detached residence comes to the open market for the first time in nearly 25 years. A much loved, family home during that time, this character filled home offers balanced and versatile accommodation that is well-maintained and modernised, yet still embracing all its period charm and detail.

Extending to around 1500 sq. ft. the accommodation is set over two floors and has an elegant and stylish feel throughout. A central, front entrance hall provides an inviting reception and features two oval windows.

A dual aspect, formal sitting room features an ornate fireplace with wood-burner, stripped and polished floorboards, and french double doors out onto the south facing garden.

A formal dining room sits adjacent to the sitting room to provide the ideal entertaining space or versatile second reception. The kitchen has recently been enhanced and renovated to provide a modern and stylish yet elegant space thanks to classic shaker-style cabinetry. The kitchen is served by the all-important utility room and a guest WC completes the ground floor.

The first-floor features four, individual double bedrooms with the two principal rooms looking out over the formal gardens. The bedrooms are perfectly served by a family sized bath and shower room.

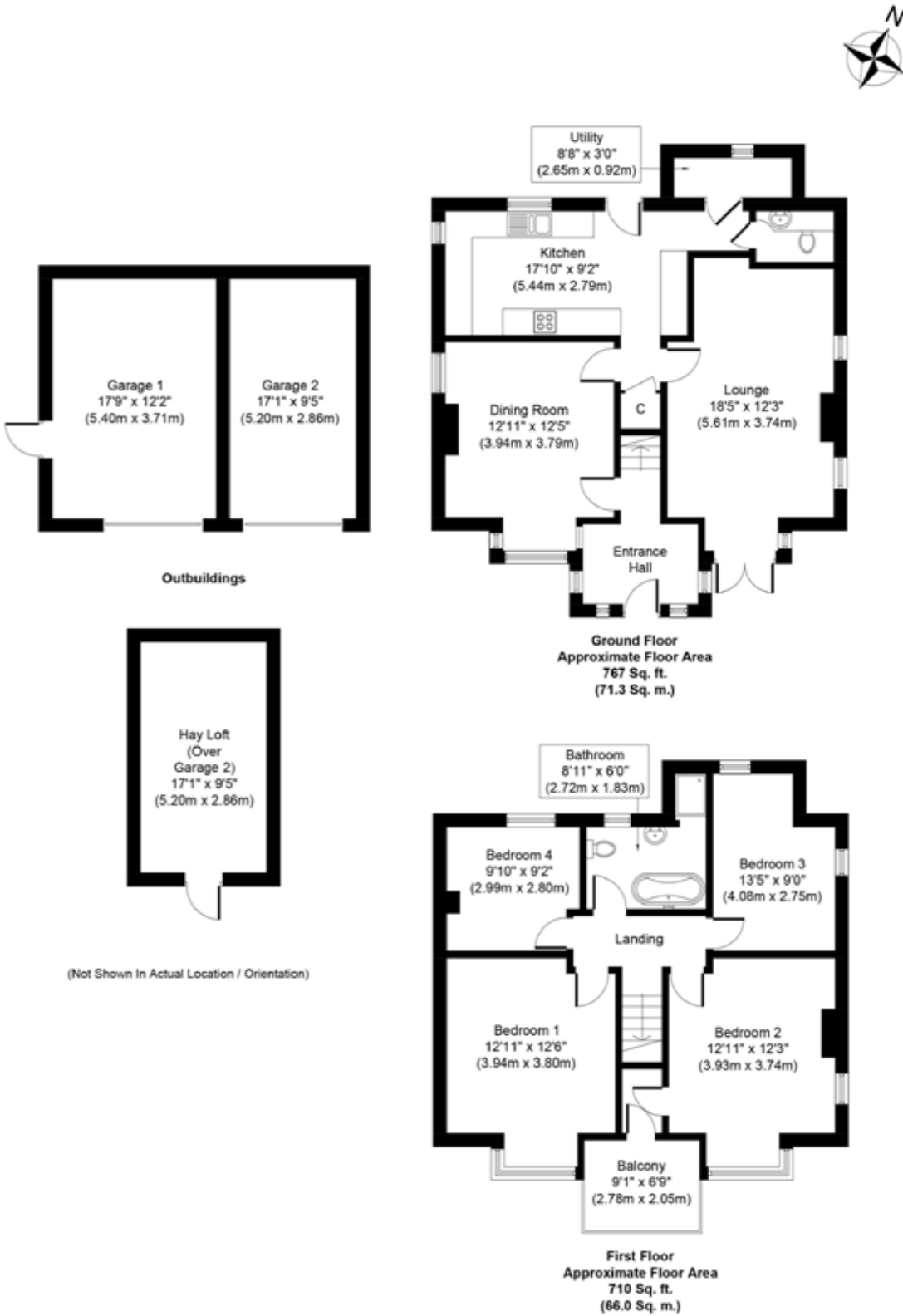


An elegant and stylish
feel throughout.



Set in mature and established gardens a feature paved terrace looks out over shaped lawns and colourful, flowering beds. A scattering of trees provides dappled shade and an attractive Sylvan setting. A gated entrance on the front boundary offers parking options.

The property is accessed via a shared lane that leads to a private, rear courtyard area. This area features secure, off-road parking options and access to the barn style double garage and hayloft. This sizeable building offers excellent potential for further enhancement or adaptation (subject to relevant planning consents).



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.

Cromer

WHY NOT PUSH THE BOAT OUT WITH A SEASIDE SUPPER?

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, and in recent years there has been a regular flow of relocaters from the capital and home counties looking for a life by the sea.

This, in turn, has triggered an 'on the up' momentum for the area and seen fabulous start-up businesses breathe new life into the streets surrounding the town centre. 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.

With a good selection of schools including independent Beeston Hall School at nearby West Runton, it's easy to see the appeal of this gorgeously gentrified town for young families as a place to put down roots. Come discover if it's the place for you too...



Note from the Vendor



"The perfect secluded spot."



SERVICES CONNECTED

Mains water and electricity. Oil-fired central heating. Drainage via septic tank.

COUNCIL TAX

Band E.

ENERGY EFFICIENCY RATING

E. Ref:- 0888-0003-0203-9672-4210

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: ///premature.incur.kettles

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

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.



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

