



THE STORY OF

# Highfields

*Weybourne, Norfolk*

SOWERBYS





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# Highfields

Weybourne, Norfolk  
NR25 7EH

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Stunning and Substantial Period Home

Extensively Renovated and Remodelled

Exceptional Interior Design

Perfect Fusion of Period Features  
and Contemporary Styling

Open Plan Living Space and Versatile Bedrooms

100 Ft. South Facing Rear Garden

Off Street Parking and Double Car Port

Coastal Village Setting

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Nestled in the charming village of Weybourne, just moments from the rugged Norfolk coastline, Highfields is a striking period home that seamlessly blends its heritage with contemporary design. Extensively renovated and remodelled, this substantial property offers a truly unique living experience. Retaining the character and charm of its knapped flint and red brick elevations, the interior has been thoughtfully updated to create a beautiful fusion of period features and modern styling.

From the moment you step inside, the sense of space and light is immediate. The interior design is a testament to the meticulous work of the current owners, who have curated an inviting atmosphere with a mix of modern flair and respect for the home's history. The result is a spacious and versatile home with an abundance of character, offering a perfect balance of traditional craftsmanship and contemporary comforts.

The ground floor features an open-plan living space that is ideal for modern family life, with a large reception room divided by a beautiful wood-burning stove and a stunning extension housing the kitchen, dining area, and informal sitting room. The space flows seamlessly to the expansive south-facing garden, where three glazed roof lanterns and floor-to-ceiling doors allow natural light to flood in, creating a harmonious connection to the outdoors.

Upstairs, the property offers three spacious bedrooms, each with its own distinct character, and a family bathroom. The second floor presents a versatile space, functioning as a fourth bedroom with an en-suite bathroom and a study nook—perfect for guests or as a peaceful retreat.









... the interior has been thoughtfully updated to create a beautiful fusion of period features and modern styling.





The generous 100' garden is a private sanctuary, with sun terraces and lush lawns providing a tranquil outdoor space for relaxation and entertaining. A timber-framed home office studio is an added bonus, offering a fully equipped workspace with power, lighting, and broadband, ideal for those working from home.

Highfields also benefits from off-street parking and a double carport, offering ample space for vehicles. The picturesque village of Weybourne offers the perfect blend of coastal living and easy access to the vibrant towns of Holt and Sheringham, providing a rare opportunity to enjoy the best of both worlds.

This exceptional home is a true gem, offering a sophisticated and flexible living space in one of Norfolk's most desirable locations. Whether you're looking for a stylish family home, a peaceful retreat, or a place to entertain, Highfields offers an unparalleled lifestyle in a truly special setting.







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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# 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.



*Note from Sowerbys*



“The property benefits from superb, elevated views of the coastline.”

Bedroom Views.



## SERVICES CONNECTED

Mains water, electricity and drainage. Heating via LPG gas.

## COUNCIL TAX

Band D.

## 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: ///hamsters.endlessly.yummy

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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

*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**

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