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THE STORY OF

18 Cromer Road

Sheringham, Norfolk

SOWERBYS



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18 Cromer Road

Sheringham, Norfolk
NR26 8RR

Expansive Period Residence

Extensively Restored and Beautifully Presented

Contemporary Finish with Character Features

Five Bedroom Main Home with
Two Bedroom Annexe

Sea Views From Top Floor

Ample Off-Road Parking

Glorious South Westerly Facing Gardens

Prominent Coastal Town Location

Over 2,600 Sq. Ft. of Accommodation

SOWERBYS HOLT OFFICE

01263 710777

holt@sowerbys.com





Nestled in the heart of a charming and vibrant town, 18 Cromer Road is a beautifully presented Victorian family home that seamlessly blends period features with modern convenience. Offering flexible living arrangements, the property includes up to seven bedrooms, with the main house providing up to five bedrooms and the delightful self-contained Coopers Cottage annexe offering two additional bedrooms. This unique property is ideal for multi-generational living, a family home with potential income, or a turnkey holiday let business.

As you approach the front door of this stunning home, you are greeted by a traditional Victorian hallway, complete with its original tiled flooring. The charm continues into the sitting room, where a large bay window, stripped pine floors, and an original fireplace with a wood burning stove create a warm and welcoming space for family gatherings.

To the rear of the property, the open-plan kitchen and dining room is truly the heart of the home. Bathed in natural light from bi-fold doors and Velux windows, this stylish and sociable space is perfect for both everyday living and entertaining. The modern kitchen features sleek white Corian worktops, integrated appliances—including a Siemens double oven, plate warmer, and large 5-ring gas hob—and a breakfast bar, making it a chef's dream. A snug TV room adjoins the kitchen, offering a cosy retreat while still being connected to the heart of the home.

Upstairs, the principal bedroom enjoys views over the steam train station and town beyond, with a bay window, en suite shower room, and a separate WC. Bedroom two is currently being creatively used as a dressing room with an adjoining bathtub. On this floor, there is also a connecting door that leads to the charming Coopers Cottage annexe, allowing for seamless access between the two spaces if desired.



The second floor boasts three further bedrooms and a family bathroom. The front double room leads to another bedroom, currently used as a stylish office space, both offering beautiful views over the town and out to sea. A final double bedroom at the rear of the house enjoys tranquil views over the rooftops and chimney pots of the neighbouring houses.





Both the main house and annexe have a great vibe only being a five minute walk to the sea.



A private pathway leads you to the charming Coopers Cottage, currently a highly successful holiday let that offers the perfect opportunity for those looking for additional income or a separate retreat. Finished to an exceptionally high standard, this delightful cottage features two bedrooms, two bathrooms, and its own private garden area, creating a completely self-contained living space.

Inside, you'll find a utility area with washing machine and tumble dryer, leading to a downstairs bathroom complete with a bath, shower, WC, and wash hand basin. The cosy sitting room overlooks the garden and features a beautiful fireplace, adding to the cottage's charm.

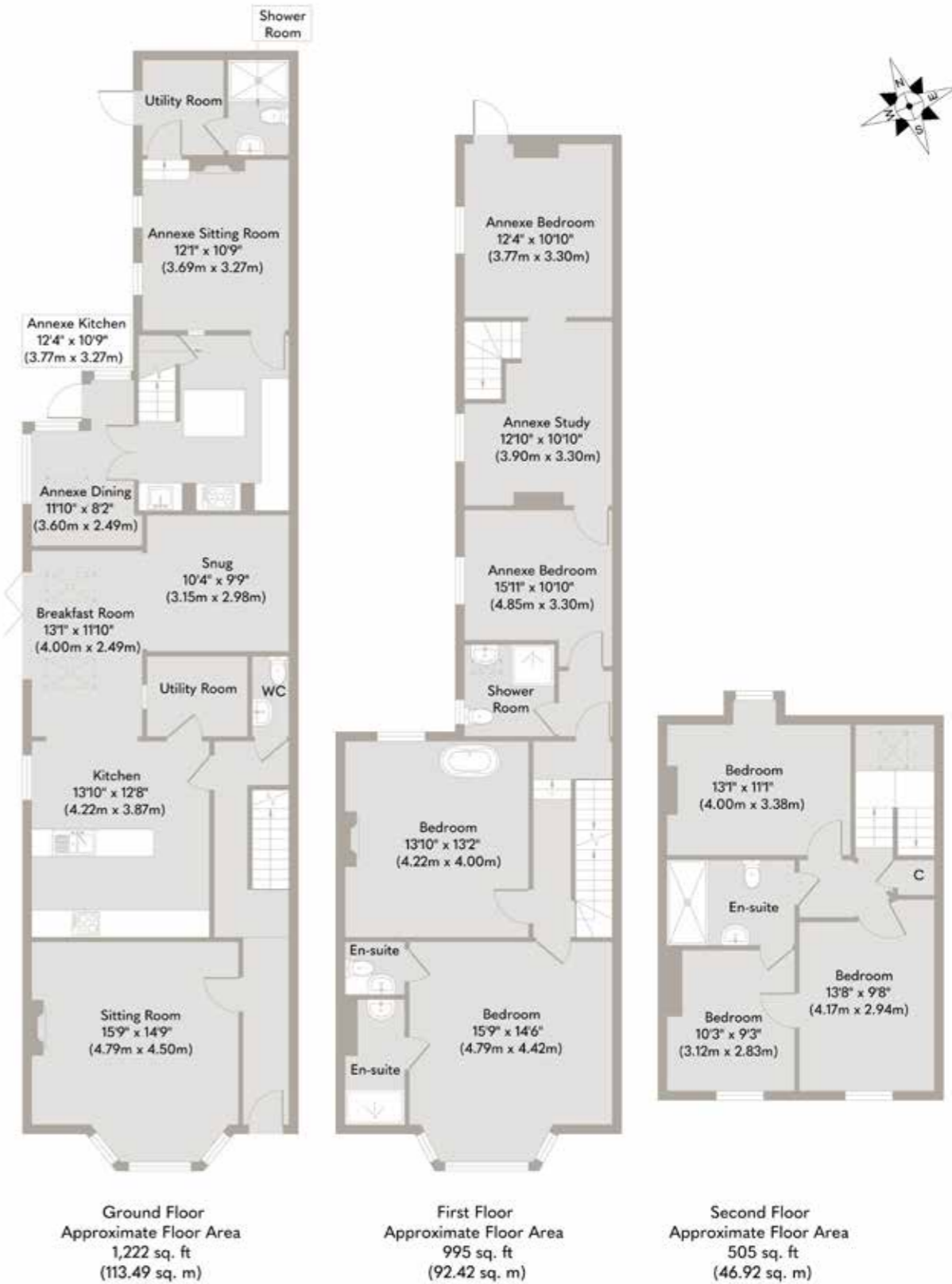
The fully fitted kitchen is painted in stylish Stiffkey Blue and includes a Sterling Deluxe range oven, induction hob, built-in microwave, integrated fridge/freezer, and a marble-topped central island with a breakfast bar. A conservatory dining room with a traditional pamment tiled floor completes this inviting space and provides a door that leads out to the private garden.

Upstairs, a snug landing area with a day bed and armchair offers a peaceful spot to relax and enjoy the garden views. The two double bedrooms are thoughtfully arranged on either side of the landing, with one featuring twin beds and the other a king-size bed, complete with an en suite shower room. A door connecting the annexe to the main house is located between the two bedrooms, offering flexibility and convenience for both family living and holiday guests.

Step outside from the kitchen/dining area into the enclosed garden, an absolute haven of peace and privacy. Both the main house and Coopers Cottage share this delightful outdoor space, creating a perfect setting for family enjoyment or quiet moments of relaxation. A spacious decked area is ideal for alfresco dining, while a sunken garden provides a tranquil spot to relax and soak in the sunshine. For those seeking a truly indulgent experience, an outdoor cast-iron bath, complete with hot and cold taps, awaits—creating the ultimate setting for alfresco bathing. Surrounded by lush planting and offering complete privacy, this garden is a very special space.

18 Cromer Road offers ample off-street parking with a gravelled area to the side of the house, accommodating both residents and holiday guests. This stunning Victorian home is ideally located within easy reach of local amenities, offering a blend of privacy and accessibility. Whether you are seeking a spacious family home, a multi-generational property, or an opportunity to continue a flourishing holiday let business, 18 Cromer Road offers the perfect solution.





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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Sheringham

ALL ABOARD TO THE SUBLIME SEASIDE

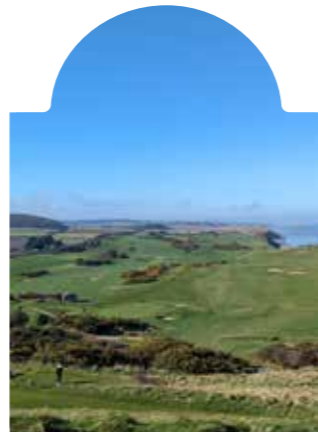
Sheringham, a traditional seaside town, blends history with vibrant community life. Established around 900 AD by a Viking warlord, it evolved into a bustling farming and fishing town. The arrival of the railway in the 19th century transformed Sheringham, fostering a mix of architectural styles that still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



“One of our favourite spots in the house is the kitchen/dining area, especially in the summer with the bifold doors open fully.”



SERVICES CONNECTED

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

COUNCIL TAX

Band C.

ENERGY EFFICIENCY RATING

D. Ref:- 0846-3007-5203-8734-5204

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: ///unhelpful.gashes.advances

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SOWERBYS

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for the homeless

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Registered office 54 Westgate, Hunstanton, Norfolk, PE36 5EL

