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THE STORY OF  
20 The Green

*Upper Sheringham, Norfolk*

SOWERBYS



THE STORY OF

# 20 The Green

Upper Sheringham, Norfolk  
NR26 8AE

Charming Brick and  
Flint Cottage

Chain Free

Successful Holiday Let

Sea Views

Desirable Location

One Bedroom

Cosy Lounge with  
Open Fireplace

Dual Aspect with  
Church Views

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Tucked away down a charming private lane in the heart of Upper Sheringham, this delightful one-bedroom cottage offers the perfect blend of coastal charm and countryside peace. Set in a highly desirable village location, this pretty home overlooks the tranquil churchyard and enjoys glimpses of the sea from its elevated position.

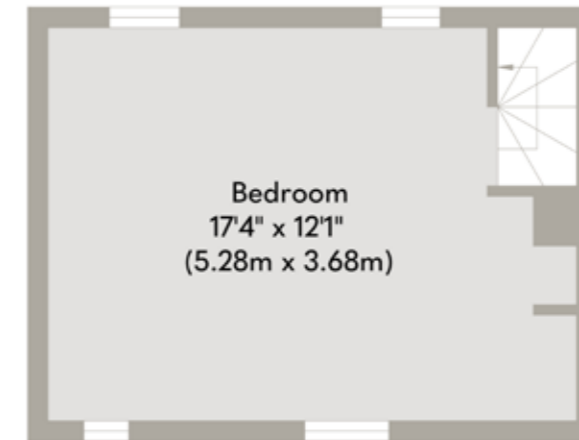
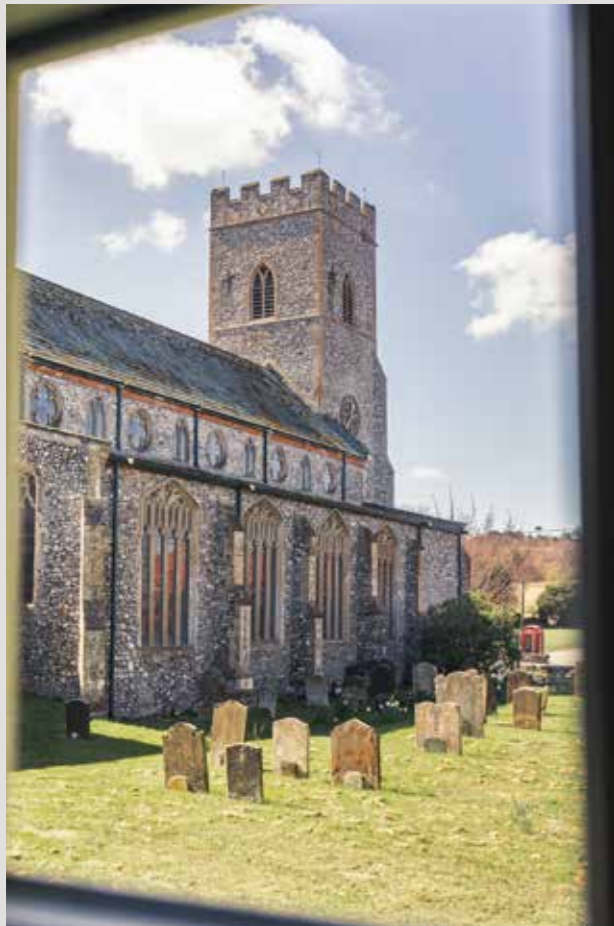
The cottage opens into a welcoming entrance hall, where views stretching across to the sea are an immediate reminder of this home's idyllic setting. The cosy lounge/diner features a beautiful brick open fireplace, creating a warm and inviting atmosphere. Dual aspect windows to the front and rear ensure the space is filled with natural light.

The kitchen, while compact, is thoughtfully designed and fitted with tasteful country-style units and a timber worksurface - perfect for preparing meals after a day at the beach or exploring the local countryside. A well-appointed downstairs shower room adds to the home's practicality. Upstairs, the generously sized bedroom spans the full width of the house, offering a surprisingly spacious retreat that easily accommodates both sleeping and lounging areas.

Outside, the small courtyard garden to the front is perfect for a morning coffee or evening glass of wine, with space for a few pots and a bistro set.

Having been a successful holiday let for the current owners, this charming cottage offers fantastic potential for investment, a weekend escape, or a full-time home. Rarely do properties like this come to market in Upper Sheringham - early viewing is highly recommended.





**First Floor**  
Approximate Floor Area  
221 sq. ft  
(20.56 sq. m)



**Ground Floor**  
Approximate Floor Area  
270 sq. ft  
(25.08 sq. m)

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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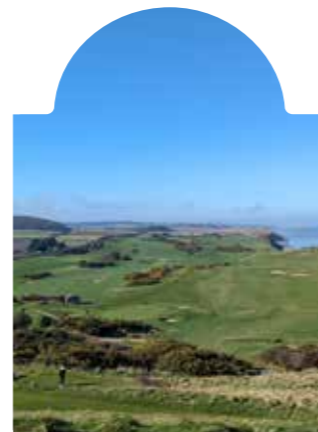
# Upper Sheringham

## 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 Sowerbys



“...views stretching across to the sea are an immediate reminder of this home’s idyllic setting.”



### SERVICES CONNECTED

Mains electricity, water and drainage. Electric heating.

### COUNCIL TAX

Band to be confirmed.

### ENERGY EFFICIENCY RATING

F. Ref:- 0285-3049-7205-8415-9204

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: ///quantity.points.cuddling

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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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