



ERLAM

THE STORY OF  
**Erlam**  
*Sheringham, Norfolk*

**SOWERBYS**





THE STORY OF

# Erlam

Sheringham, Norfolk  
NR26 8DB

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Prime Elevated Location

Spacious Family Home

Elegant Living Spaces

Character and Charm Throughout

Beautiful Walled Gardens

Ample Parking

Double Garage

Potential for Further Improvements  
Within Plot, Subject to Relevant Planning

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Nestled in an elevated position within the charming seaside town of Sheringham, Erlam enjoys one of the town's most prestigious locations. This individually designed family residence offers commanding panoramic views of the stunning Norfolk coastline and the tranquil countryside. With its direct access to the coastal path, this property is perfect for those who cherish both the beauty of nature and the convenience of a thriving coastal community. Sheringham's beach, shops, and amenities are all within easy reach, making it an ideal base for enjoying the best of coastal living.

Inside, Erlam offers spacious and versatile accommodation with five well-proportioned bedrooms and three modern bathrooms, including shower rooms. The property boasts three elegant reception rooms, perfect for family gatherings and entertaining, as well as a bright and airy conservatory that captures the surrounding views. The kitchen is equipped with ample storage and worktop space, complemented by a separate utility room for added convenience. This home combines characterful features with modern comforts, ensuring a welcoming and warm atmosphere throughout.

The outdoor space at Erlam is as impressive as its interiors, with beautifully maintained walled gardens offering a serene retreat. These gardens provide direct access to the coastal path, perfect for scenic walks along the coastline. The property also features a double garage, with additional off-street parking available for several vehicles. The grounds also offer potential for further development - subject to the necessary planning permissions - whether that be additional accommodation, a studio, or a hobbies room, enhancing Erlam's versatility to adapt to your family's evolving needs.

Erlam is more than just a house; it's a place where memories are made, with breathtaking views and a serene atmosphere that will capture your heart and become a cherished home for generations to come.









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

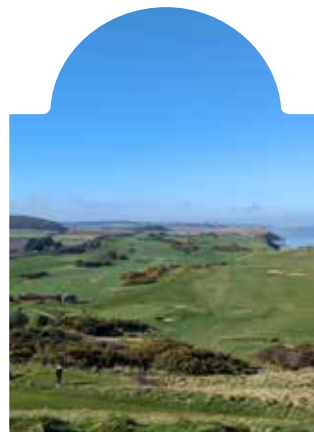
Sheringham, a traditional seaside town, blends history with vibrant community life. Established around 900 AD by a Viking warlord, it evolved into a bustling farming and fishing town. The arrival of the railway in the 19th century transformed Sheringham, fostering a mix of architectural styles that still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



“This property is perfect for those who cherish both the beauty of nature and the convenience of a thriving coastal community.”



## SERVICES CONNECTED

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

## COUNCIL TAX

Band G.

## 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: ///affirming.arena.silent

## AGENT'S NOTE

In 2013 an overage was put on the property and land for 15 years. If the owner plans to develop the land then the previous owner receives a proportion of the value added. No business can be ran from the property which will include the use of holiday letting.

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.



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