



THE STORY OF

# Dane Cottage

*East Runton, Norfolk*

SOWERBYS





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# Dane Cottage

High Street, East Runton, Norfolk  
NR27 9NX

Chain Free

Coastal Location

Recently Refurbished

Newly Fitted Kitchen with  
Integrated Appliances

Utility Room

Courtyard Garden

On Street Parking

Annexe

Three Bedrooms

**SOWERBYS HOLT OFFICE**

01263 710777

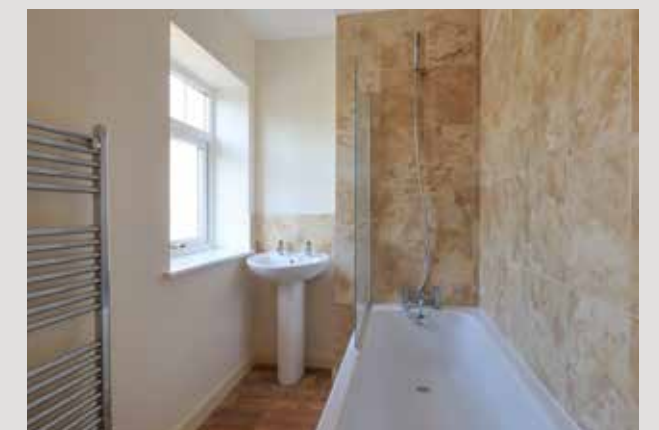
holt@sowerbys.com

This attractive period home has recently undergone a tasteful cosmetic refurbishment, including a newly fitted kitchen and fresh carpeting throughout.

The ground floor boasts a particularly spacious and light-filled living room, enhanced by large windows and a striking feature fireplace, perfect for cosy evenings. To the rear, the newly fitted contemporary kitchen/diner is both stylish and functional, with integrated appliances and with direct access to a separate utility room and the private courtyard garden. A convenient downstairs WC completes the ground floor accommodation. Upstairs, you'll find three comfortable bedrooms and a modern family bathroom, all finished to a high standard.

Externally, the walled courtyard garden is a delightful, sunny space - ideal for relaxing or entertaining. A key feature of this property is the separate self-contained one-bedroom annexe, offering a shower room and private entrance - perfect for multi-generational living, guest accommodation, or as a potential Airbnb income stream.

On-road parking is available nearby, and the village's amenities, beach, and transport links are just a short stroll away.





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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# East Runton

A COASTAL HIDEAWAY NESTLED  
BETWEEN TWO VICTORIAN RESORTS

East Runton is between the Victorian seaside resorts of Cromer and Sheringham. It's a pretty coastal village which runs into West Runton with its independent Beeston Hall School. It has a duck pond and a village green. On the edge of the village there is a general store, a newsagents and two pubs. There are good road connections and nearby in West Runton is a small railway station with regular services to Norwich. Also nearby at West Runton is the home of the Hillside Shirehorse Centre.

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 nearby Cromer has perennial appeal to staycationers and permanent residents alike. Banksy recently visited the town on a headline-making 'spraycation', 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.

Widely regarded as one of the best found in English waters, the Cromer crab 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. 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 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 Sowerbys*



"...the newly fitted kitchen is both stylish and functional."



## SERVICES CONNECTED

Mains electricity, water, drainage and gas.

## COUNCIL TAX

Band C.

## ENERGY EFFICIENCY RATING

C. Ref:- 1000-2408-0722-1525-3553

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: /// alert.splints.gadget

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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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