



THE STORY OF

Ash Lea

West Runton, Norfolk

SOWERBYS



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Ash Lea

The Common, West Runton, Norfolk
NR27 9QE

Prime Location Overlooking The
Common in West Runton

Walking Distance to Beach, Village
Shop, Cafés, and Train Station

Spacious Sitting Room with Bay
Window and Fireplace

Well-Equipped Galley Kitchen with
Adjoining Breakfast/Study Nook

Two Flexible Bedrooms (or One Bedroom
plus Dining Room/Study)

Bright and Airy Conservatory with Garden Views

Mature Wraparound Garden with
Patio and Natural Screening

Gravel Driveway and Detached Garage

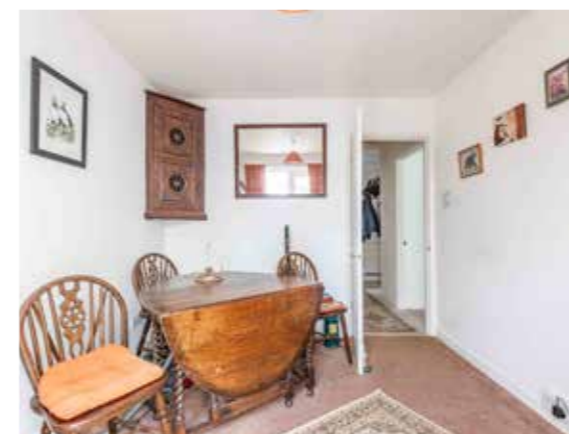
Ideal for Full-Time Living, Holiday
Home, or Downsizing

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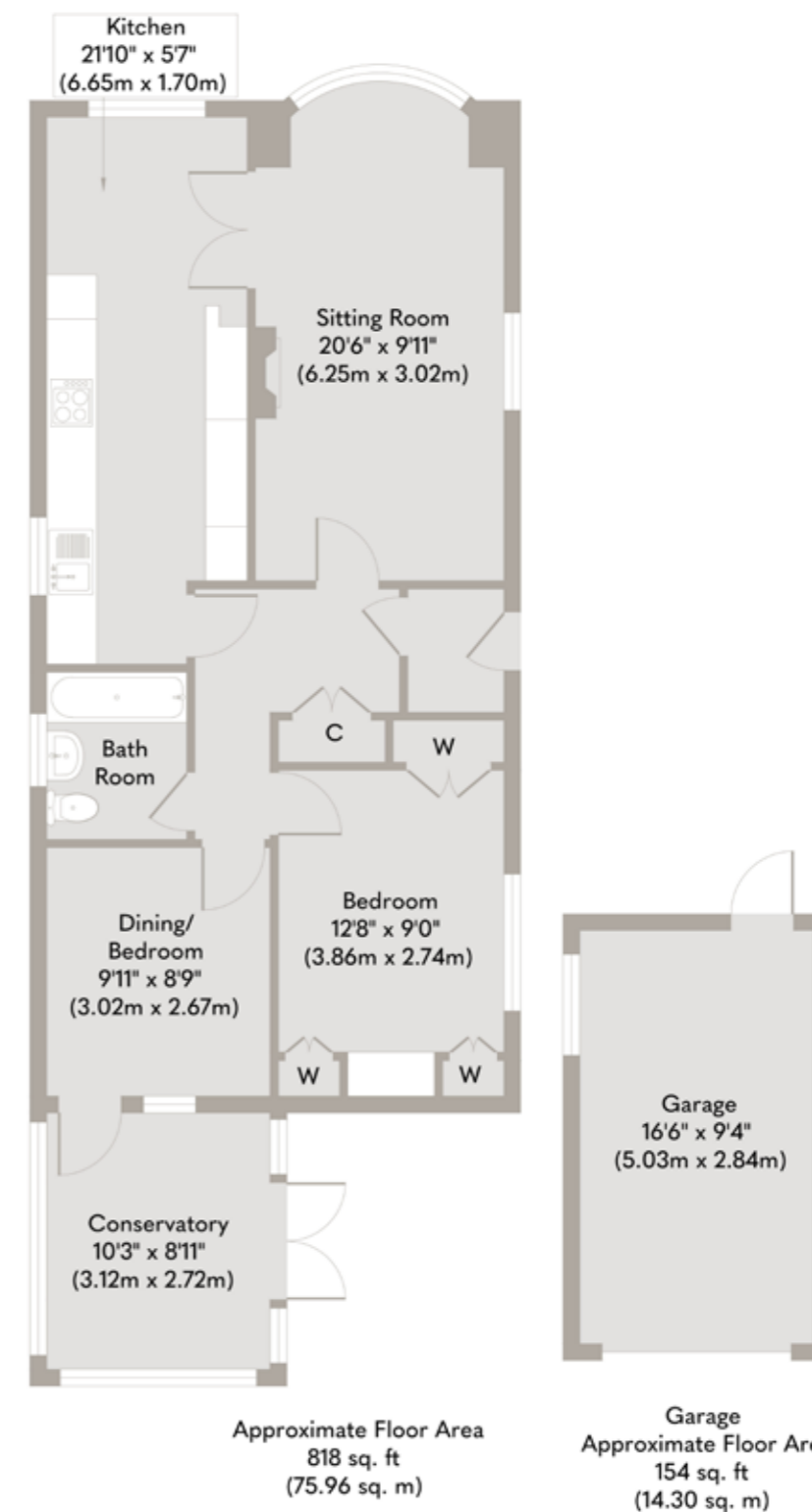




Tucked away on the edge of West Runton's open green, Ash Lea is a haven of calm in one of North Norfolk's most sought-after coastal villages. With The Common just beyond the gate and the rolling countryside and coastline just a short stroll away, this home offers the best of rural and seaside living. Whether you're walking to the beach, browsing the local shop, or catching the train to Norwich or Sheringham, everything you need is within reach - yet the setting feels miles away from the rush of daily life.

Inside, Ash Lea is brimming with warmth and light. The welcoming sitting room draws you in with its soft neutral palette, elegant fireplace, and garden-facing bay window - perfect for quiet afternoons or family gatherings. The galley kitchen is both practical and charming, leading seamlessly into a delightful sunlit nook ideal for work or breakfast with a view. Two versatile bedrooms provide peaceful retreats, while the conservatory, bathed in light, offers an inviting spot for morning coffee or evening reflection among the greenery outside.

Surrounded by established gardens and mature planting, the outside space is just as enchanting. A gravel driveway and detached garage add ease and functionality, while the front bench offers a timeless place to sit and take it all in. This is a home where birdsong and breeze accompany your days, where nature is both neighbour and backdrop. Whether you're seeking a full-time sanctuary, a bolthole by the sea, or a manageable place to downsize, Ash Lea invites you to settle in, slow down, and savour the moment.



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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West Runton

SCENIC VILLAGE WITH FOSSIL-RICH CLIFFS AND BEAUTIFUL BEACHES

Between the Victorian seaside resorts of Cromer and Sheringham, West Runton has good road connections and a small railway station with regular services to Norwich. West Runton also has a pub - The Village Inn, restaurants, a post office, an independent school and village store. It also has a golf links course and there are nearby National Trust woodland walks. The village is famous for the West Runton Woolly Mammoth, a huge 6-700,000 year old fossilised elephant, discovered in the 1990s. West Runton is also home to the Hilltop 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 Cromer has perennial appeal to staycationers and permanent residents alike. Banksy recently visited the town on a headline-making 'spraycation' which focused the media's attention on the east side of the Norfolk coast. Spend a morning exploring the pretty boutiques and follow the lanes towards the seafront to pick up a Cromer crab – widely regarded as one of the best found in English waters, the eight-legged crustacean 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. Treat yourself to a relaxing lunch at the Upstairs Restaurant where stunning sea views meet tasty seafood, or join the queue downstairs and enjoy your takeaway sitting on the wall as the seagulls soar above you for a fully immersive 'beside the seaside' experience. 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.



Note from Sowerbys



“...an inviting spot for morning coffee or evening reflection among the greenery outside.”



SERVICES CONNECTED

Mains electricity, water, drainage and gas.

COUNCIL TAX

Band C.

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: ///suitcase.trending.hoping

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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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