



THE STORY OF

Manor Cottage

Sidestrand, Norfolk

SOWERBYS



THE STORY OF

Manor Cottage

Tower Lane, Sidestrand, Norfolk
NR27 0NA

Historic Former Manor Farm Cottage

Brick and Flint Construction
with 1900s Extension

Three Bedrooms and Two Bathrooms

Character Interiors with Inglenook Fireplace

Sitting, Dining, and Breakfast Rooms

Country Kitchen with French Doors to Garden

Half-Acre Grounds (STMS) with
Lawns and Walled Gardens

Sea Views from House and Gardens

Vegetable Plot, Fruit Trees, and Wildlife Pond

Two Miles from Cromer with Norwich Links

Further Land Available by Negotiation

SOWERBYS HOLT OFFICE

01263 710777

holt@sowerbys.com



Just moments from the North Norfolk coastline, Manor Cottage is a home where history and nature intertwine. Once part of the original Manor Farm, the cottage began life as a single-storey brick and flint annexe. In the early 1900s, it was considerably extended with an additional floor, transforming it into the handsome, character-filled residence it is today.

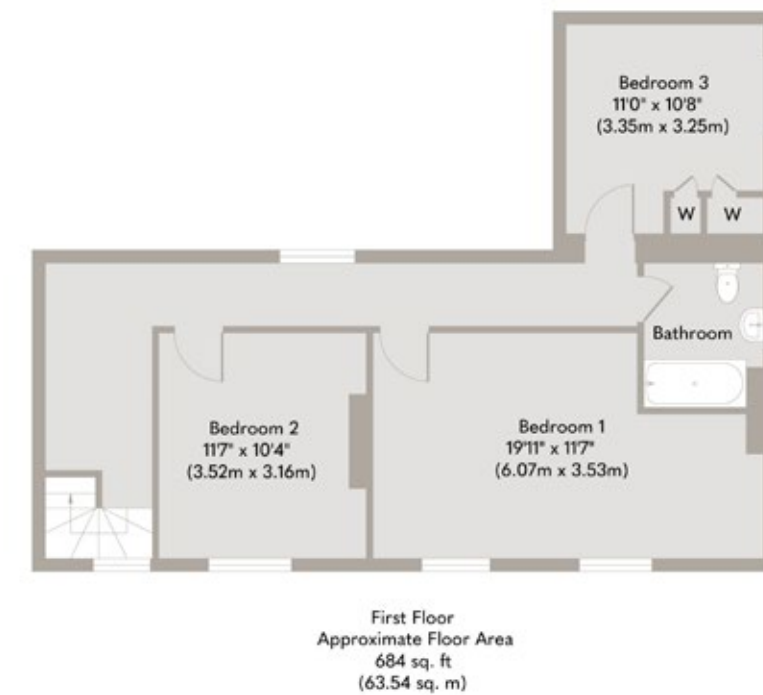
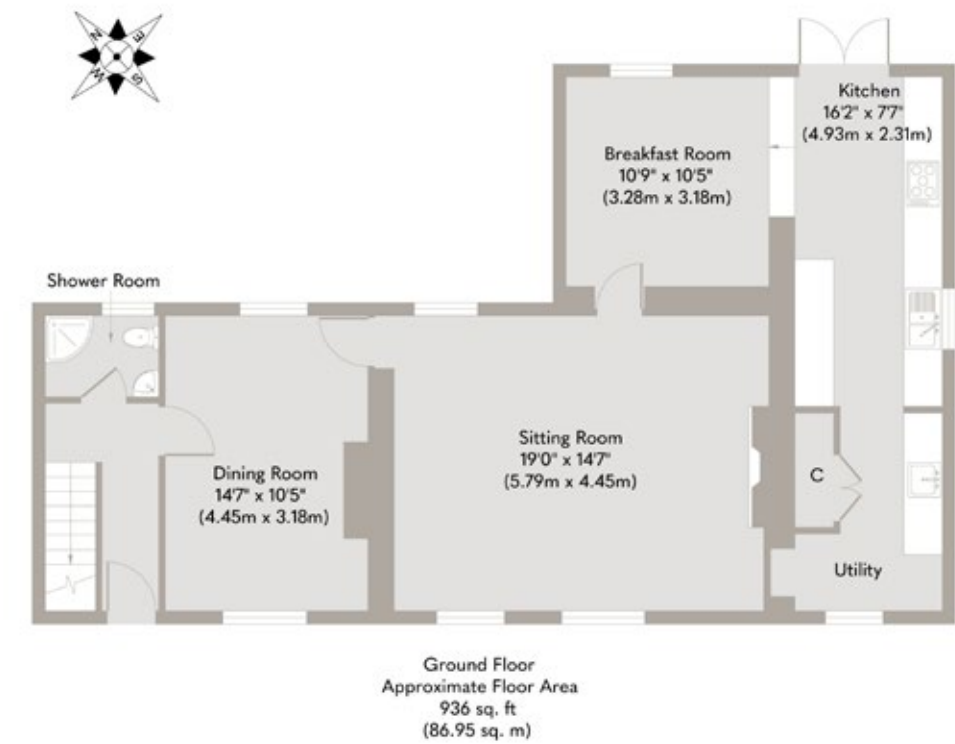
The cottage offers three beautifully proportioned bedrooms and two bathrooms, thoughtfully arranged to suit modern living. The atmosphere is one of warmth and authenticity: the glow of a wood-burning stove, soft light filtering through sash windows, and the timeless texture of natural materials. The sitting room is a heart-warming space for winter evenings, while the dining and breakfast rooms invite long, unhurried meals with friends. The country kitchen blends practicality with charm, flowing naturally to a useful utility area.

Upstairs, every window frames a picture - from the peaceful gardens and to the sea beyond. The principal bedroom feels generous and restful, while the other two offer the same sense of calm, each touched by the cottage's distinctive character.

Set within approximately half an acre (STMS), the grounds are both beautiful and purposeful. A walled front garden embraces the property with climbing shrubs, while the rear opens up to lawns, fruit trees, and a productive vegetable garden. Courtyard terraces provide sheltered spots for morning coffee or evening wine, and a wildlife pond allows the enjoyment of watching a wide array of nature. Whether indoors or out, the uninterrupted sea views are ever-present - a reminder of the unique setting you'll be calling home.

Manor Cottage is more than a property - it is a chapter in Norfolk's coastal heritage, offering a rare chance to own a home that stirs both the heart and the imagination.





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.

Copyright V360 Ltd 2025 | www.houseviz.com

Sidestrand

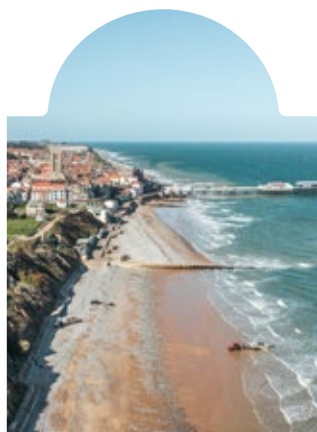
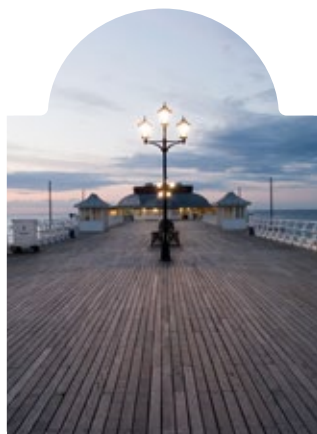
SMALL COASTAL VILLAGE CLOSE TO
CROMER

Sidestrand, and its larger neighbour, Overstrand, enjoy a quiet position on the North Norfolk coast. In Overstrand you'll find a well-stocked village shop and Post Office, a lively gastropub, and the historic Sea Marge hotel.

From the cottage, coastal walks and sandy beaches are at your doorstep, offering an ever-changing backdrop of sea and sky. The area is known locally as Poppyland, so-called for the waves of red flowers that fill the clifftop landscape during the summer months.

Just two miles away is the bustling seaside town of Cromer, where you'll find shops, restaurants, and leisure facilities, along with rail and bus connections to Norwich. 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. 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. 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!



Note from Sowerbys



“...every window frames a picture- from the peaceful sweep of the gardens, to the glint of the sea beyond.”



SERVICES CONNECTED

Mains electricity and water. Drainage to septic tank. Oil fired central heating.

COUNCIL TAX

Band D.

ENERGY EFFICIENCY RATING

E. Ref:- 0370-2628-1470-2095-3841

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: ///drag.unspoiled.chose

AGENT'S NOTE

For further information about coastal erosion please speak to a member of Sowerbys Holt team.

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.



Sowerbys Estate Agents Limited is a company registered in England and Wales, company no: 05668606.
Registered office 54 Westgate, Hunstanton, Norfolk, PE36 5EL

