



THE STORY OF
Samphire Cottage
Mundesley, Norfolk

SOWERBYS



THE STORY OF

Samphire Cottage

15 Rookery Close, Mundesley, Norfolk
NR11 8QH

Contemporary Semi-Detached Home
in Well-Regarded Seaside Village

Two Spacious Bedrooms, Including
Master with En-Suite

Modern, Stylish Finishes Throughout
for Immediate Enjoyment

Well-Appointed Family Bathroom
and Downstairs WC

Delightful Sea Glimpse from Rear
Bedroom Enhances Coastal Charm

Open-Plan Lounge/Diner with Access
to Private, Well-Maintained Garden

Contemporary Kitchen Designed
for Practical Living

Two Private Parking Spaces

Chain Free Sale, Offering a Smooth Transaction

Excellent Holiday Let Potential or
Ideal Second Home by the Coast

SOWERBYS HOLT OFFICE

01263 710777

holt@sowerbys.com



This contemporary semi-detached property is situated in a charming seaside village, offering a versatile opportunity for a ready-made investment, a second home by the coast, or a low-maintenance permanent residence. Currently operating as a highly successful holiday let, the property benefits from modern finishes throughout and a practical, spacious layout.

The accommodation comprises two well-proportioned bedrooms, including a master bedroom with an en-suite bathroom. A second bedroom at the rear of the property enjoys a pleasant glimpse of the sea, adding to the coastal appeal. There is also a family bathroom and a convenient downstairs WC to serve guests and residents alike.

The open-plan lounge and dining area provides a sociable space ideal for relaxing or entertaining, with large doors that open directly onto a private, well-maintained garden. The contemporary kitchen is thoughtfully designed to offer both style and functionality.

Externally, the property benefits from two private parking spaces, a valuable asset in this popular village location. Offered with no onward chain, this home provides a straightforward purchase opportunity and is perfectly positioned to enjoy local amenities, scenic beach walks, and everything the North Norfolk coast has to offer.

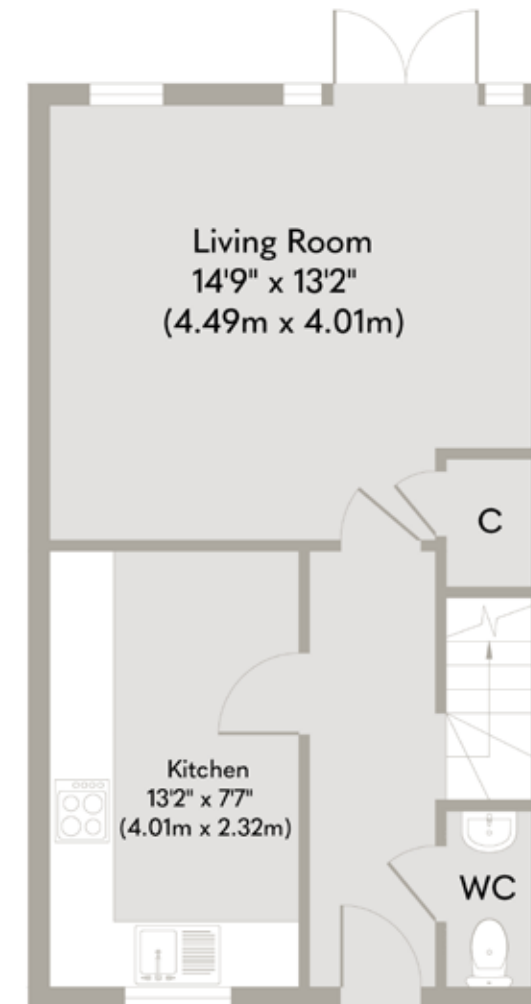
This property presents an excellent opportunity for those looking to invest in a coastal home with strong holiday let potential, or for anyone seeking a comfortable and stylish residence by the sea.



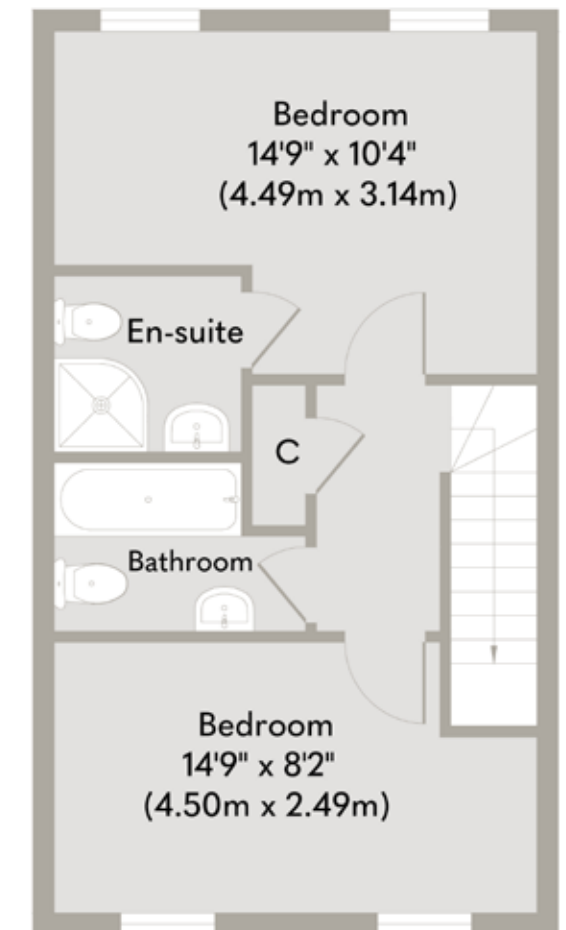


Our favourite spots are the lounge and garden, so peaceful, with owls at night and great dark skies for stargazing.





Ground Floor
Approximate Floor Area
392 sq. ft
(36.41 sq. m)



First Floor
Approximate Floor Area
392 sq. ft
(36.41 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.

Copyright V360 Ltd 2025 | www.houseviz.com

Mundesley

YOUR IDYLIC NORFOLK SEASIDE
GETAWAY

A pretty seaside resort situated on the east coast of Norfolk, Mundesley has a variety of facilities including a village shop, post office, boutique, florist, pubs, tea rooms and hotels.

Also within the village are the beautiful sandy beaches, which are considered some of the best in Norfolk, a church which overlooks the sea and various coastal walks.

A popular market town, North Walsham is situated close by and a few miles from the seaside town of Cromer and The Norfolk Broads capital, Wroxham.

The town offers many amenities including a range of supermarkets, leisure facilities, shops, primary and secondary schools, sixth form college, doctors surgeries and a cottage hospital.

A gem in the Norfolk countryside, Wroxham offers plenty to see and do, whilst being easily accessible by car, train, bus and perhaps even boat from Norwich and the coast.

There are regular bus and train services to the cathedral city of Norwich, where there are a wider range of facilities including an international airport and mainline.



Note from the Vendor



“If we had to describe the home in three words: peaceful, comfortable, relaxing.”



SERVICES CONNECTED

Mains water, gas, electricity and drainage.

COUNCIL TAX

Band B.

ENERGY EFFICIENCY RATING

B. Ref:- 8591-1876-1139-7497-5283

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: ///streaks.fists.quit

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

