



THE STORY OF

Tower Cottage

Overstrand, Norfolk

NDLING

SOWERBYS



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Tower Cottage

28 The Londs, Overstrand
NR27 0PW

Beautiful Brick-and-Flint Period
Cottage with Rich History

Situated on one of Overstrand's
most Charming Lanes

Moments from the Beach and Coastal Walks

Elegant Interiors Blending Character
with Modern Comfort

Cosy Sitting Room Featuring a Wood-Burner

Bright Kitchen/Dining Area
Opening onto the Garden

Three Charming Bedrooms
with Original Fireplaces

Luxurious Bathroom with Roll-Top Bath

Private Off-Road Parking for Four Cars

Private, Beautifully Landscaped Rear Garden

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Discover a beautifully restored brick-and-flint cottage in the heart of Overstrand, one of Norfolk's most enchanting coastal villages. Set along The Londs - a postcard-perfect lane lined with old fishermen's cottages - this historic home began life over two centuries ago as the gardener's cottage to Lady Battersea's celebrated seaside retreat, The Pleasance. Its warm character and storied past create a sense of timeless belonging.

Just a gentle stroll from the sandy beach, village store, pub, charming cafés, and the iconic Sea Marge hotel once favoured by Winston Churchill, the location offers the perfect blend of coastal tranquillity and vibrant village living. Freshly caught crab and lobster from the local fish shop complete the authentic seaside experience.

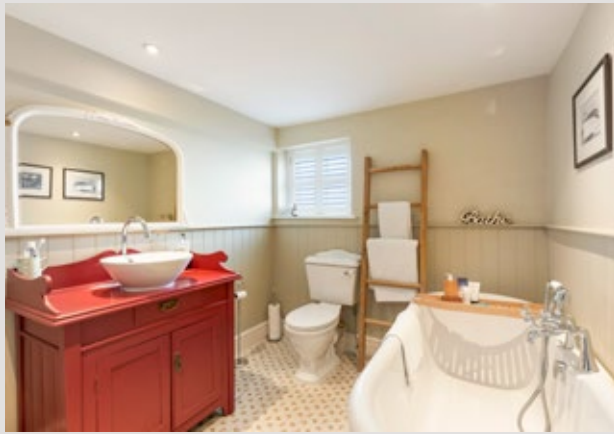
Inside, the cottage is elegantly presented with an inviting atmosphere. A welcoming hallway leads to a cosy sitting room with a wood-burner, perfect for relaxed evenings. The kitchen/dining area opens directly onto the garden, creating a seamless connection between indoor comfort and outdoor living. A garden room provides further, flexible living space which is currently utilised as a delightful dining room.

“My favourite room in the house is the cosy sitting room with the log burner. Especially in the colder months,”

A practical utility space and stylish shower room complement the ground floor.

Upstairs, three individual bedrooms feature original fireplaces, each radiating charm and character. The luxurious family bathroom includes a classic roll-top bath and thoughtfully curated details.





If we had to describe our home in three words, they would be: cosy, stylish and homely.

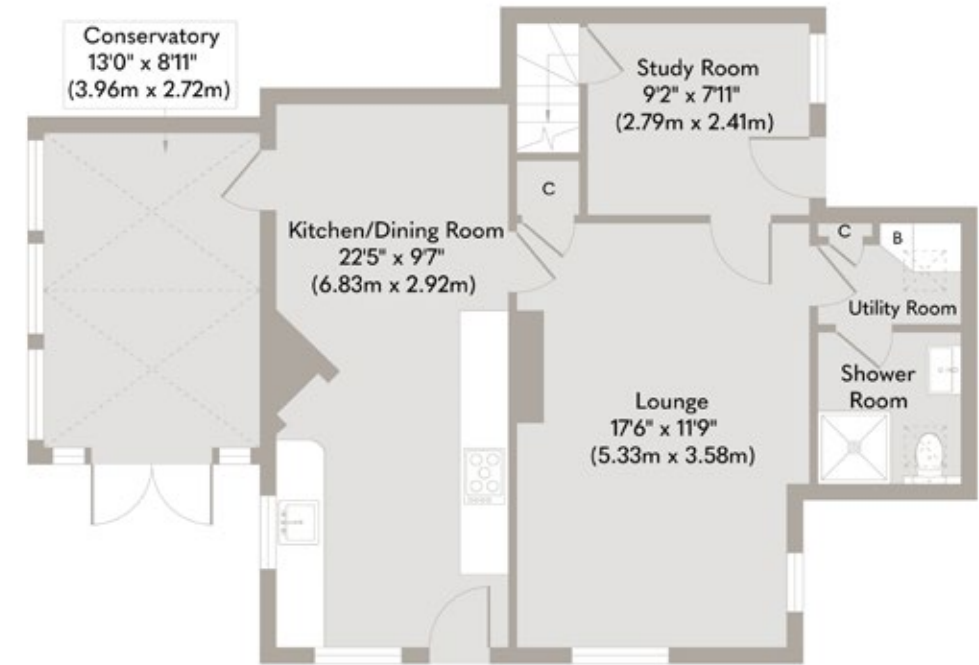


The private rear garden is a serene retreat with mature planting, lawned areas and spaces designed for outdoor dining and unwinding. Ambient lighting enhances the tranquillity as day turns to evening. Parking is conveniently located on the rear boundary with ample space for four cars off-road and accessed via Cliff Road.

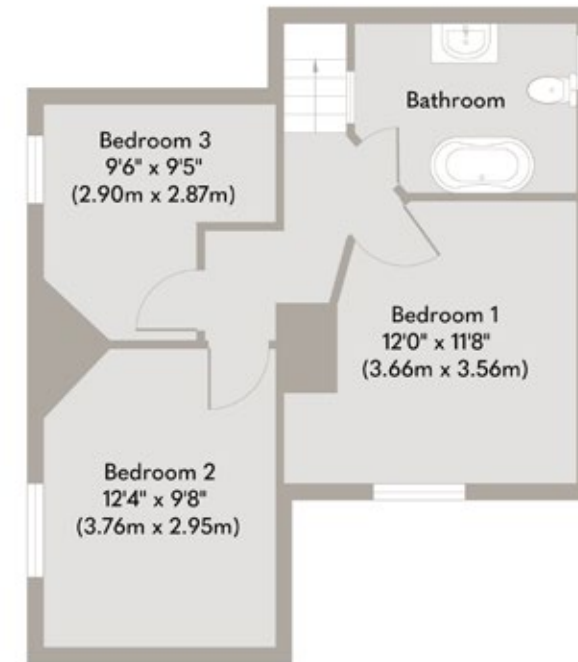
“Moving here gave me better access to the outdoors.”

This is more than a home - it's a lifestyle, offering heritage, comfort, and the gentle rhythm of coastal village living.





Ground Floor
Approximate Floor Area
719 sq. ft
(66.78 sq. m)



First Floor
Approximate Floor Area
450 sq. ft
(41.77 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.

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Overstrand

AN AREA OF OUTSTANDING
NATURAL BEAUTY...

The coastal village of Overstrand stands on the north Norfolk coast which is designated as an area of outstanding natural beauty.

The village, which is part of what is sometimes called Poppy Land, offers a sandy beach, shops, post office, public house and hotels, a bus service passes through the village to the neighbouring resort town of Cromer where more comprehensive facilities can be found including the tallest parish church tower in the county, museums, a variety of shops, cinema, galleries and cafes.

There are good transport links via bus and train to Norwich (30 minutes) and onto London (2 hours) and there is a regional airport at Norwich. Sporting facilities include The Royal Cromer Golf Club and Cromer Lawn Tennis and Squash Club which offers some of the finest grass courts in the country. There are opportunities for sailing at Blakeney and on the Norfolk Broads.

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, 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.



Note from the Vendor



"I have loved the peaceful location, proximity to the beach, beautiful local walks and the community spirit in Overstrand."



SERVICES CONNECTED

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

COUNCIL TAX

Band B.

ENERGY EFFICIENCY RATING

E. Ref:- 8363-7120-5379-5484-2902

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: ///ample.copying.nicely

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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