



Coast Road, Overstrand Cromer NR27 0NF

welcome to

Coast Road, Overstrand Cromer

BURSTING WITH CHARACTER! Overstrand Church's former main door provides a grand entrance into this most impressive and individual home and sets the scene for the splendour of quality materials used throughout this characterful property .



William H Brown are delighted to present Archway Cottage, a truly unique and spectacular coastal home which offers stylish and spacious accommodation throughout. Overstrand Church's former main door provides a grand entrance into this most impressive and individual home and sets the scene for the splendour of quality materials used throughout this characterful property . With an array of features including exposed timbers, solid oak flooring, fireplaces and exposed brickwork, the property provides a comfortable ambience for residents and guests alike to enjoy and relax within. Located close to the beach and situated between Cromer and Mundesley in an area of outstanding natural beauty, Overstrand village further benefits from some superb local amenities including shop, post office and public house meaning this property is suitably located to be a fantastic main residence, holiday home or holiday let. Homes in this location are rarely on the market for long, please contact William H Brown for further information and to arrange your viewing today!

Entrance Porch

Feature original timber church door from Overstrand Church into: stone tiled flooring, radiator, light, exposed brick wall, door into lobby

Entrance Lobby

Double glazed window to rear aspect, wood effect vinyl flooring, radiator, feature exposed timber ceiling beams, exposed brick and timber archway, personal door to garage

Cloakroom

Oak flooring, W/C, corner wash hand basin with mixer tap, heated towel rail, wood paneled walls, extractor fan, exposed timber beam, LED lights

Living Room

15' 8" narrowing to x 18' 4" Narrowing to 16'8 (4.78m narrowing to x 5.59m)
Double glazed windows to the front and rear aspects, french doors to the private rear garden, solid oak flooring, brick and flint wall with inset wood burner, pamment tiled hearth and solid timber surround and mantle, feature exposed beams and structural timbers, radiator, wall light fittings

Landing

Double glazed window to rear aspect, doors to bathroom and all bedrooms, solid oak flooring, radiator, wall lights, door to split level accommodation for master bedroom and private bathroom (oak flooring continues)

Bedroom 1

15' 7" Max x 12' 2" (4.75m Max x 3.71m)
Dual aspect double glazed windows to side and rear, solid oak flooring, fitted wardrobes, radiator, smooth ceiling

Ensuite

Solid oak flooring, velux skylight, paneled bath with mixer taps, W/C, wash hand basin with mixer tap over set on white gloss vanity unit, double shower cubicle, heated towel rail, feature shelving, exposed timbers, smooth ceiling, LED lights

Bedroom 2

11' 2" x 10' 1" (3.40m x 3.07m)
Double glazed window to side aspect, 'jack and jill' door to shower room, solid oak flooring, radiator, smooth ceiling

Bedroom 3

12' 6" x 8' 7" (3.81m x 2.62m)
Double glazed window to front aspect, solid oak flooring, radiator, feature exposed timber beams, 2 x built in wardrobes

Shower Room

Obscured double glazed window to side aspect, solid oak flooring, W/C, wall mounted ceramic wash hand basin with mixer tap and tiled splash backs, heated towel rail, double shower cubicle, feature inset beams, smooth ceiling and LED lights, shaver point, door to bedroom 2

Integral Garage

16' 7" max x 14' 1" (5.05m max x 4.29m)
Electric roller door, lights & power, central heating boiler, hot water cylinder, large storage cupboard, consumer fuse box unit

Side Garden

Vined pergola & gate into: mature lawn with defined and landscaped borders with inset flowers plants and shrubs, raised beds,tactile and mature hedging to front providing a high degree of privacy, timber paneled fencing to the side, patio, storage shed, outside tap, external light

Rear Garden

Private not overlooked garden with patio terrace and inset feature flint mosaic, established lawn with well stocked beds and borders, external lighting, outside tap, decorative broken slate borders on permitter of property



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welcome to

Coast Road, Overstrand Cromer

- Key Features
- Characterful Features Throughout
- Luxury Fixtures And Fittings
- Ideal Second Home Or Holiday Let
- Council Tax Band: Deleted

Tenure: Freehold EPC Rating: F

£550,000



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purposes and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com



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Property Ref:
CRM108330 - 0004

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William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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