



**High Street, Overstrand Cromer NR27 0AB**

**welcome to**

## **High Street, Overstrand Cromer**

A characterful two-bedroom cottage boasting an open plan kitchen/diner and inner hallway to the shower room. Double doors lead through to the lounge and stairs to the first floor where there are two bedrooms and a family bathroom. Outside there's communal access to a parking space.



**This character property was built in the late 1890s as part of The Lord Battersea Estate which was one of the first commissions for Sir Edwin Lutyens, one of the greatest architects in British history. It is located within the sought-after village of Overstrand just a few hundred yards from the sandy beach on the North Norfolk Coastline and is just some three miles from the neighbouring town of Cromer. Overstrand was a favourite haunt of Sir Winston Churchill and boasts a shop with a Post Office, garden centre, cliff top cafe and a fisherman's shack selling freshly caught crab and lobsters. The Sea Marge is a large hotel with restaurant whilst the local pub is The White Horse which also serves food. Overstrand also benefits from the primary school, practise ground for Cromer Royal Golf Club and the ever-popular cricket club. Belfry Cottage boasts lovely views over the cricket ground and is set within a small complex of character properties. Inside, the cottage consists of an open plan kitchen/dining room with built in storage cupboards, some exposed beams, and an original fireplace. An internal hallway which is great for coats and shoes leads to the downstairs shower room whilst double doors lead to the lounge with large built-in bookcases, exposed beams and stairs to the first floor. Upstairs there is a landing with built in storage cupboards and doors off to the two bedrooms, the master in particular is exceptionally spacious, and family bathroom.**

### **Wooden Entrance Door Into Kitchen/ Dining Room**

18' 2" x 10' 7" Max ( 5.54m x 3.23m Max )

Single glazed window to the front and rear. Fitted kitchen with a range of wall and base units with worktops over. One and a half bowl sink/drain. Space for freestanding cooker and fridge/freezer. Plumbing for washing machine and dishwasher. Two radiators and a telephone point. There are exposed beams throughout this room. The kitchen has vinyl

flooring whilst the dining room has wooden flooring. The wooden door to the rear opens out onto the rear courtyard garden. There are two built in cupboards either side of the original fireplace with wooden mantle. From the dining room there is the front entrance door and wooden double doors leading through to the lounge.

### **Lounge**

Single glazed windows to the front and rear aspects. The rear window has a pleasant outlook to the cricket ground. Exposed beams and two built in bookshelves. Radiator, TV point and wooden flooring. Stairs to the first floor.

### **Shower Room**

Single glazed window to the rear. Shower cubicle, WC and wash hand basin with tiled splashback. Extractor fan and carpet.

### **First Floor Landing**

Double glazed 'Velux' window. Built in cupboards in the eaves and a coat cupboard. Loft access, carpet and radiator.

### **Bedroom One**

14' 11" x 13' 11" ( 4.55m x 4.24m )

Windows to the rear and side with views over the cricket ground. Two cupboards into the eaves, radiator and TV point.

### **Bedroom Two**

10' 6" x 9' 1" ( 3.20m x 2.77m )

Single glazed window to the front which overlooks the courtyard. Part sloped ceiling, radiator and carpet. Built in cupboard and bookshelf.

### **Bathroom**

Windows to the rear. Bath with mixer taps and glass shower screen. Wash hand basin and WC. Extractor fan, shaver point and vinyl flooring.

### **Outside**

To the front is a gravelled area with some shrubs and borders which provides communal access to the parking area (by an arrangement with the neighbours at 12 Cromer Road) and other houses.

To the rear is a gated low maintenance courtyard garden which overlooks the cricket ground.



Ground Floor



First Floor

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 purpose 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](http://www.focalagent.com)



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## High Street, Overstrand Cromer

- Village Location on North Norfolk Coast
- Views of the Cricket Ground
- Shower Room and Bathroom
- Front Garden
- Council Tax Band B

Tenure: Freehold EPC Rating: E

**£350,000**



Please note the marker reflects the postcode not the actual property

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