



**Main Road, Sidestrand, Cromer, NR27 0LS**



**welcome to**

**Main Road, Sidstrand, Cromer**

A Grade II listed brick and flint Tudor cottage with sea views, situated 500m from the coast path. This exceptional cottage has plenty of original features such as exposed beams, original Tudor fireplace, pantile flooring, original doors and wooden panelling.



## Description

This end of terrace cottage has been run as a successful holiday let for several years and is offered with no onward chain. It retains many original features including a Tudor fire place in the main bedroom, and also has a wood burner in the sitting room. Internal accommodation comprises Dining room, Sitting room, Kitchen, Utility/Pantry, 3 double bedrooms, bathroom, usable dry cellar and attic. It has oil -fired central heating, a large driveway area to the front including an outbuilding and a cottage garden, and a large terrace, wood store and extensive garden with sea views to the rear of the cottage.

Planning permission and listed building permission were obtained in June 2018 for construction of a double height extension to the rear which would almost double the size of the property.

The village of Sidestrand is situated just inland from the coast with a secondary school and transport links to the popular seaside town of Cromer which is approximately 3.4 miles away. Cromer itself offers local amenities such as Junior & High School, Health Centre & Hospital, shops, and various eating establishments. The stunning coastline beaches are only a short walk away so why not take advantage of Mary Jane's or No 1 Fish & Chips, or perhaps an ice cream as you walk along Cromer pier, take in the coastal beauty, and see why many people like to call Cromer home!

## Dining Room

15' 4" x 11' 3" (4.67m x 3.43m)

Front door opens into Dining Room with stairs to first floor, wooden floorboards, exposed ceiling beams, fitted cupboards and shelving, broom cupboard and window to the front of the property.

## Sitting Room

15' 10" x 11' 5" (4.83m x 3.48m)

Open fireplace with wood burner, beams, pamment flooring, two radiators, television point, fitted cupboard and window to the front of the property.

## Kitchen

12' 8" max x 8' 1" (3.86m max x 2.46m)

Fitted with a range of wall & base units, wood effect work surface over with 1 1/2 bowl sink with mixer tap. Electric oven with cooker hood over and tiled splash back and integrated dishwasher. Radiator & tiled flooring.

## Utility/ Pantry

7' 5" x 3' 2" (2.26m x 0.97m)

Tiled throughout, fitted shelving and fitted work top with space for washing machine below and window to the side of the property.

## Hallway

Door leading to the rear garden.

## Bathroom

Fully-tiled suite comprising wash basin vanity unit, walk-in shower with fitted screen, WC, tiled flooring and radiator.

## First Floor Landing

Exposed wooden beams, wooden floors, 1 window to the front of the property with radiator below and access to loft.

## Bedroom One

15' 6" x 11' 4" (4.72m x 3.45m)

Period fireplace, two cupboards (one housing hot water cylinder), radiator, fitted wooden shutters, window to the front, blocked door to loft and wooden flooring.

## Bedroom Two

12' 8" x 7' 9" (3.86m x 2.36m)

Radiator, window to the front and wooden floorboards.

## Bedroom Three

12' 8" x 7' 7" (3.86m x 2.31m)

Carpeted flooring, window to the rear and space for wardrobe.

## Outside

To the front of the property is a driveway offering ample off road parking with an outbuilding for storage and also a cottage garden.

To the rear, the terrace is also of a good size and the garden contains mature flower beds and extensive lawns looking out across fields to the sea.



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.localagent.com](http://www.localagent.com)



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## Main Road, Sidestrand, Cromer

- NO ONWARD CHAIN
- Brick & Flint Grade II Listed Cottage with Sea Views
- 3 Bedrooms, Attic & Cellar
- Lounge, Dining Room & Kitchen
- Period Features Throughout to include Fireplaces & Wooden Exposed Beams
- Off-Road Parking & Good Sized Rear Garden
- Coastal Village Location

Tenure: Freehold EPC Rating: Exempt

# £395,000



Please note the marker reflects the postcode not the actual property

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