



## CROMER ROAD SIDESTRAND, NR27 0LT

£300,000  
FREEHOLD

This CHAIN FREE characterful barn lies in the coastal village of Sidestrand, a short drive from the popular seaside town of Cromer.

This beautiful barn consists of three double bedrooms, a shower room ,family bathroom, spacious lounge- dining room with wood burner and a kitchen breakfast room. The property comes with a fully enclosed courtyard garden to the rear and a patio area to the front along with two allocated parking spaces.

**HENLEYS**  
Residential Sales & Lettings

## CROMER ROAD

- CHAIN FREE • CHARACTER BARN • POTENTIAL FOR EXTENTION • LARGE LOUNGE -DINNING ROOM • KITCHEN - BREAKFAST ROOM • THREE DOUBLE BEDROOMS • FAMILY BATHROOM & SHOWER ROOM • COURTYARD GARDEN TO THE REAR & PATIO THE FRONT • TWO PARKING SPACES • VIEWING HIGHLY RECOMMENDED



### Area

The North Norfolk village of Sidestrand is situated just inland from the coast and to the east of the famous Edwardian seaside resort of Cromer, which is about 1½ miles. Cromer has excellent shopping, banking and transport facilities, and is of course famous for its sandy beaches. There are also excellent sandy beaches nearby at Overstrand. The area was immortalised as Poppy Land at the end of the 19th century by the author and drama critic Clement Scott following his visit to Overstrand in 1883. The area became immensely fashionable with summer visitors and Scott's poem, The Garden of Sleep, describes the church at Sidestrand, which is opposite the house.

Cromer also has a railway station with regular trains to Norwich, with connecting trains onwards to London Liverpool Street. The picturesque Georgian town of Holt, renowned for its excellent independent shops, is also the home of Gresham's Public School, and is about 10 miles away. Beeston Hall Preparatory School is about 5 miles along the coast near West Runton. There are good schools in the state sector in Cromer, as well as Paston Sixth Form College at North Walsham.

### Entrance Hall

With double glazed door to the side. Stairs off with understairs storage. Natural terracotta tiled flooring and exposed brick and flint. Radiator.

### Shower Room

Tiled with W.C., wash hand basin and shower cubicle. Extractor fan and terracotta tiled flooring.

### Lounge-Dining Room

With two double glazed windows and double glazed French doors out to rear garden. Open fire with brick and flint surround and exposed brick and flint to wall. Wood flooring, spot lights and radiator.

### Kitchen

With large full-length window and door out to garden. Fitted with a range of wall and base units with work surfaces and tiled surround. Stainless steel sink and AGA. (AGA open to separate negotiation) Plumbing for washing machine and dishwasher, and space for fridge freezer. Exposed brick and flint, beams, spot lights, and terracotta tiled flooring.

### Landing

With double glazed front facing window offering lovely woodland views and sea glimpses. Exposed brick and flint, and beams. Large loft access, and radiator. Doors off.

### Bedroom

With large rear facing Velux window. Exposed brick and flint, and exposed beams.

### Bedroom

With full-length double glazed window. Exposed beams and three natural wood storage cupboards.

### Bedroom

With full-length double glazed window and exposed beams.

### Bathroom

With two Velux windows. Partly tiled with W.C., wash hand basin, bath with mixer taps and shower cubicle. Exposed brick and flint.

### Outside

A picket-style gate leads into the front garden which is laid to shingle with shrubs around. Path leading to front door.

To the rear is a walled courtyard garden.

### Agents note

Oil fired Central heating

Septic Tank

Connected to mains Electric and Water

Council Tax band D

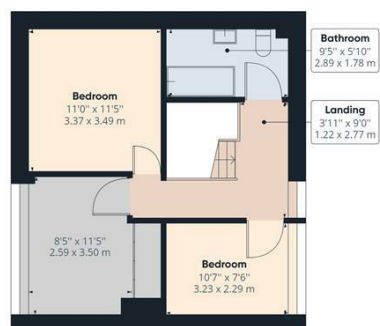
2 Allocated parking spaces

## 2 BARN OWL BARN CROMER





Ground Floor



Floor 1

Approximate total area<sup>(1)</sup>

1023.74 ft<sup>2</sup>  
95.11 m<sup>2</sup>

Reduced headroom

10.41 ft<sup>2</sup>  
0.97 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360



| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) <b>A</b>                          |                         |           |
| (81-91) <b>B</b>                            |                         | 80        |
| (69-80) <b>C</b>                            |                         |           |
| (55-68) <b>D</b>                            | 62                      |           |
| (39-54) <b>E</b>                            |                         |           |
| (21-38) <b>F</b>                            |                         |           |
| (1-20) <b>G</b>                             |                         |           |
| Not energy efficient - higher running costs |                         |           |
| <b>England &amp; Wales</b>                  | EU Directive 2002/91/EC |           |