



THE CROFT

CROMER, NR27 9EH

£325,000
FREEHOLD

This cottage provides a rare opportunity to acquire a Grade II Listed cottage right in the heart of Cromer. A THREE minute walk from the town centre, this property comprises of two double bedrooms, a spacious living room, sunroom, kitchen, WC, family bathroom and a outbuilding currently being used as a craft room.

Whether you are looking for a family home or a seaside bolthole, Colne Cottages is worth your consideration.

Call Henleys to arrange a viewing.

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Residential Sales & Lettings

THE CROFT

- ** CHAIN FREE ** • Right in the heart of Cromer • Close to the beach • Two bedroom cottage • Sought after property • Beautiful enclosed garden • Close to amenities • Great separate studio/office • Traditional features • Viewing highly advised, call Henleys today to book.



Cromer

Cromer is an extremely popular seaside town on the North Norfolk coast which became a resort in the early 19th century with some of the rich Norwich banking families making the town their family destination. Facilities include the late Victorian pier, the home to the Pavilion Theatre, a rich variety of both independent and chain retailers to include supermarkets, art gallery, craft shops, cinema and pubs alongside restaurants and fast food outlets. There is also schooling to 16 years of age within the town.

Nearby National Trust properties include Felbrigg and Blicking Halls, Sheringham Park, whilst further afield the stately homes of Holkham, Houghton and Sandringham are within easy travelling distance. Bus and rail links provide excellent transport links to the city of Norwich some 23 miles, with Norwich railway station on the east side of the city providing a rail link to London Liverpool Street in under two hours and the Norwich International Airport on the northern outskirts of the city. Further locations within easy travelling distance include North Walsham just over 9 miles, Aylsham 10.7 miles and Sheringham some 4.5 miles.

Overview

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Entrance Porch

Enter through a solid timber door to a porch area with storage unit, coat hooks, dado rail and carpeted floor.

Living Room

Traditional panel window to front aspect, glazed traditional style doors to sunroom, wall mounted radiator, fireplace with marble effect hearth and painted timber surround, built in alcove shelving, hanging lights, dado rail and carpeted floor. Door to kitchen and archway to stairs.

Sunroom

Windows to front, back and side aspects with glazed doors to front and rear aspect, pitched roof with blinds, wall lights, hanging ceiling light and carpeted floor.

Kitchen

Double aspect light including east facing glazed window and south facing glazed traditional style doors opening to the garden, wall and base units with wood effect laminate worksurface, stainless steel sink and drainer with mixer tap, four ring gas hob, mid level integrated oven, glass fronted wall display units, wall mounted radiator, space and plumbing for washing machine, wall mounted boiler, tiled splashbacks and tile effect vinyl flooring.

Hallway

Door to WC, base unit, space for freestanding fridge freezer, alcove shelving and tile effect vinyl flooring.

WC

Built in furniture/storage with inset basin, wall mounted mirror cabinet, wall mounted mirror, traditional decorative wall mounted soap dish, towel holder and paper holder, low level cistern WC, wall mounted radiator, tiled splashbacks and tile effect vinyl flooring.

Landing

Skylight, built in storage cupboards, wall mounted radiator, dado rail, carpeted floor and doors to bedroom one, bedroom two and bathroom.

Bedroom One

Plenty of light from large double aspect south and west facing windows including views over the garden, across to the Meadow and front aspect, wall mounted radiator, built in storage cupboard, fireplace (not in use) with timber mantel and carpeted floor.

Bedroom Two

Large window overlooking meadow and front aspect, wall mounted radiator, loft hatch and carpeted floor.

Bathroom

Obscured windows to rear aspect one with stained glass effect, small obscured window to the side aspect, bath with grab handles, pedestal basin, close coupled WC, wall mounted radiator, grab rail above bath, wall mounted mirror with light over, wall mounted mirror cabinet, tiled splashback and carpeted floor.

Office/Studio

This character outbuilding is of brick and flint construction under a beautifully built exposed timber roof clad with tiles. From the inside you can look across the garden through large double aspect windows. It contains wall mounted display units power and lighting.

Outside

The small and easily run gardens are a real feature, the front being enclosed by flint walling and approached through an ornamental wrought iron gate. The front garden is laid to

shrubs with a paved approach to the front door and to the side entrance with a laburnum completing a pretty entrance to the property. The delightful small garden to the south of the cottage is fully enclosed by a combination of fencing (in some need of repair) and flint wall and incorporates a small secluded patio beds and borders, small rockery and several climbing plants.

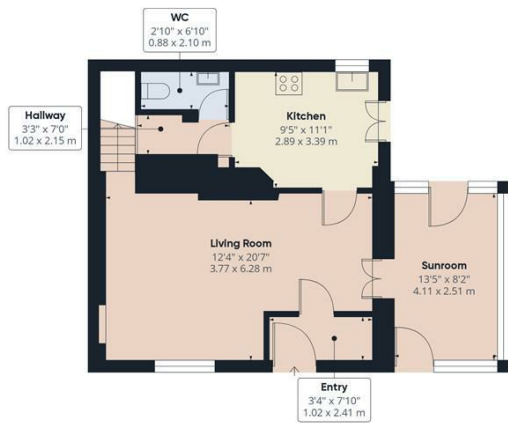
A car space is included and situated to the rear of Colne cottages approached by a small private service road leading off the Croft and a separate pedestrian access through the cottages for which there is a shared maintenance access.

Agents Note

Please note the deeds permit the property only to be used as a private house – it cannot be used for any business or manufacturing which means that it cannot be as a commercial holiday let.

4 COLNE COTTAGES THE CROFT





Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2

Approximate total area⁽¹⁾
1074.67 ft²
99.84 m²

(1) Excluding balconies and terraces

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

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360



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