



NORWICH, NR11 8RP

£475,000
FREEHOLD

A picture postcard brick and flint cottage with parts dating back 300 years, set in a secluded location in the hamlet of East Beckham. Tucked away up the Loke you will find this delightful cottage with a beautiful cottage garden, three bedrooms and three bathrooms, also many character features.

There is off road parking for a car and an attached garage to the side. An ideal home or second home, immaculately presented both inside and out.

East Beckham is just three miles from the coastal town of Sheringham and a short drive to the market town of Holt

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HENLEYS
Residential Sales & Lettings

Area - East Beckham

EAST BECKHAM

A pretty rural village, set within beautiful Norfolk countryside East Beckham has lovely lovely walks and places to cycle.

Lord of the Manor of East Beckham, James Gresham (1442–1497), was the grandfather of the Sir John Gresham who founded the popular Gresham's School. He was the great-grandfather of the Sir Thomas Gresham who himself established Gresham College and the Royal Exchange in London.

Just a few miles away are the sandy beaches of Sheringham and Cromer and the picturesque Georgian market town of Holt.

At the heart of Sheringham is a thriving high street with a parade of independent shops peppered with plenty of tourist stops offering sugary treats and colourful postcards. Park at the top of the hill, next to the heritage North Norfolk Railway, which runs steam and diesel trains to Holt in the summer months, and wind your way down to the seafront where a stunning Blue Flag pebble and sandy beach awaits for an indulgent hour spent stone-skimming.

At the end of the high street stands the Sheringham Little Theatre, a real local treasure which attracts an illustrious cast of actors from the nationals and is renowned for a vibrant summer rep season and glorious Christmas panto. The Hub, in the theatre's foyer, is a fantastic community café and place to catch up on neighbourhood news.

Locals love to celebrate the town's heritage, with a week of Viking themed events in February, a shared Crab and Lobster Festival with Cromer in May and an all-out carnival in August.

After the bustle of town, step away from the crowds and head

along the Norfolk Coastal path to the top of Beeston Bump, just 15 minutes out of town, and immerse yourself in nature as you survey stunning views over the North Sea, Sheringham and West Runton. Or for an even bigger adventure, head to Sheringham Park and take the Repton Walk to the Gazebo for 360° views across the surrounding countryside.

Overview

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Entrance porch

Sage green painted solid wood door to entrance porch, with pattern tiled floor, part glazed wood door to

Sitting room - dining room

Sitting/Dining Room - Two double glazed windows, to the front, carpet, stairs to first floor, doors to kitchen and ground floor bedroom. Inglenook brick fireplace with free standing wood burner, on tiled hearth. Two wall light points, underfloor heating. Beamed ceiling.

Kiitchen

A range of Shaker style cream base cupboards with quartz worktops above, tiled splashbacks. Built in dishwasher, fridge freezer and double oven. Inset induction hob, single bowl sink with mixer tap over, beamed ceiling, spot lighting, radiator, and dual control wall mounted heated towel rail, double glazed window to the rear. Tiled flooring, two velux roof lights, doors to bathroom and rear porch.

• Brick & Flint Cottage • Three

Bathrooms • Breakfast Room • Oak Internal

Doors • Summer House • Three

Bedrooms • Inglenook Fireplace with

Woodburner • Oil Fired Central

Heating • Cottage Gardens • Garage & Parking



Rear porch

UPVC sealed unit stable door to the rear garden. Tiled flooring, double glazed window to the side. LED spot lighting, radiator, opening to

Breakfast room/ study

Double glazed window to the rear, tiled flooring, TV point, radiator, ceiling light.

Ground floor bathroom

Double glazed window to the rear, panelled bath, separate shower cubicle, low level WC, wall mounted wash hand basin. Vinyl flooring, LED lighting, built in shelved storage cupboard, extensively tiled walls. Dual control heated towel rail and radiator.

Bedroom two

From the sitting room there are two steps down into the bedroom, with Limestone tiled flooring, under floor heating, double glazed window to the front, beamed ceiling, LED lighting, TV point, oak door leading into the

Dressing room

Double glazed window to rear, limestone tiled flooring, underfloor heating, LED lighting, door into the garage and door to Ensuite.

Ensuite Shower Room

Double glazed window to rear, limestone tiled flooring, underfloor heating, wall mounted heated towel rail. vanity sink with storage cupboard beneath, closed couple WC, separate corner shower cubicle with electric shower. LED lighting.

Landing

Carpet, radiator, velux roof light, pine latch doors to bedrooms.

Bedroom one

Dual aspect room with double glazed windows to front and side, carpet, radiator, ceiling light, TV and telephone points, pine latch door to

Ensuite

Separate shower cubicle with fully tiled walls, wall mounted heated towel rail, vanity unit with wash hand basin and mixer tap and closed couple WC. ceiling light, vinyl flooring.

Bedroom Three

Double glazed window to the front, carpet, radiator, ceiling light, access to loft space and door to Airing cupboard with dual fuel towel heater.

Outside

The cottage is approached via the Loke, there is off road gravel parking space in front of the single garage, which has an electric roller door, power and light and personal door to rear garden.

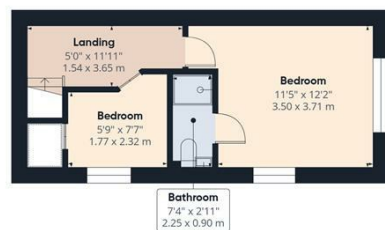
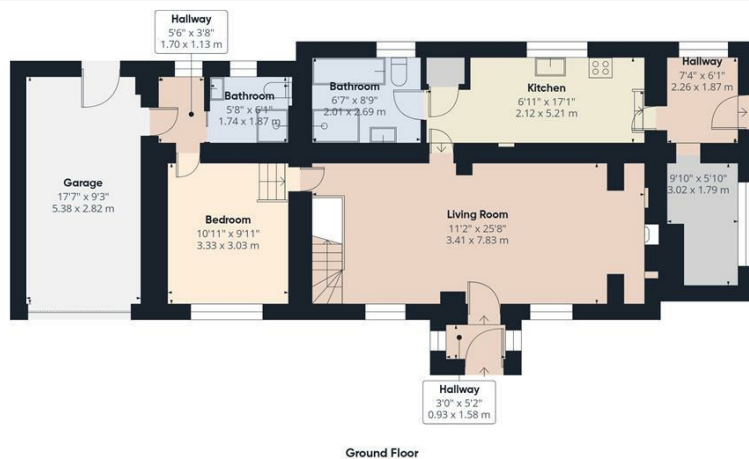
A small brick and flint low wall to the front of the cottage with flower bed borders, and pathway to front door. Outside lighting, and garden sheds, wooden access gate opens into the beautiful cottage garden with paved seating patio area and pathway leading to the rear of the cottage, outside water tap and lighting, five steps up onto the lawn garden with cottage flower bed borders and hedging, summer house and various patio seating areas. Many mature established plants shrubs and flowers throughout the garden, a lovely summer house with power and light. BBQ area.

Agents note

This property is Freehold, has mains electricity and water connected, it is on a septic tank, and has oil fired central heating. It has a Council Band tax D.

4 THE LOKE





Approximate total area⁽¹⁾
1170 ft²
108.7 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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	