



SHAWCROSS ROAD CROMER, NR27 9NA

**£695,000
FREEHOLD**

A rare one acre woodland edge bungalow within walking distance of the coast

Sunnywood is a beautifully positioned three bedroom bungalow tucked away at the very end of a quiet, private track in the sought after village of West Runton. Bordering National Trust woodland and set within approximately one acre of mature gardens, the property offers exceptional privacy, abundant wildlife, and direct access to miles of scenic walks — all while being just a 15 minute stroll from the beach.

This unique setting makes Sunnywood ideal as a full time home, a peaceful coastal retreat, or a haven for dog owners and nature lovers. The property has been well cared for over the years, with significant works completed including replacement windows and roof, and benefits from oil fired central heating.

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ESTATE AGENCY SIMPLIFIED

SHAWCROSS ROAD

- Three double bedrooms
- Peaceful and serene location
- Spacious yet cosy living
- Close to the National Trust's West Runton & Beeston Regis heath
- Hidden away at the end of Shawcross Road
- Ample storage
- Family Bathroom
- Picturesque village of West Runton



West Runton

West Runton sits between the popular coastal towns of Cromer and Sheringham, offering the perfect balance of village charm and seaside living.

The village includes:

- a shop, café, post office and village store
- a pub (The Village Inn)
- a church
- a golf course with hotel, gym and indoor swimming pool
- a railway station with regular services to Norwich and onward connections
- a village pond and several holiday parks

Nearby Sheringham offers the North Norfolk steam railway, while Cromer provides a vibrant seafront, theatre, independent shops and renowned seafood.

Or push the boat out with fish and chips from No 1 Cromer, Galton Blackiston's award winning Cromer eatery perched on the clifftop. Treat yourself to a relaxing lunch at the Upstairs Restaurant where stunning sea views meet tasty seafood, or join the queue downstairs and enjoy your takeaway sitting on the wall as the seagulls soar above you for a fully immersive 'beside the seaside' experience.

Follow the slope down from the clifftop to the beach and walk the shoreline or practise your hand at an afternoon skimming stones out to the horizon line.

Overview

This stunning three-bedroom property nestled away at the end of Shawcross Road in West Runton close to the National Trust's West Runton & Beeston Regis Heath would make a wonderful family home or a peaceful country hideaway. The property boasts wonderful grounds, a spacious yet cosy living room, practical kitchen and utility rooms, a large dining room, three double bedrooms, a family bathroom, shower room, ensuite and a garage.

Resting at the edge of the National Trust's West Runton & Beeston Regis heath, this property is ideal for those who love long walks, quiet living or with dogs who will love both the gardens and wooded areas alike. Inside the current owners have created a warm and welcoming feel with each room seamlessly blending into the next making the whole property flow.

Entrance Hallway

A welcoming space accessed via French doors, with sun tunnels providing natural light, wood flooring, built in storage and access to all principal rooms.

Living Room

A bright, inviting room with a curved bay window overlooking the grounds, additional side windows, a woodburning inset stove, and wooden flooring — perfect for relaxing or entertaining.

Kitchen

Fitted with wall and base units, solid worktops, stainless steel sink, integrated oven and hob, pantry cupboard, and space for an American style fridge freezer. A movable island provides flexible workspace. Leads to the utility area and garden access.

Utility Room

Additional storage, worktop space, sink, plumbing for appliances, and the oil fired boiler.

Shower Room and Ensuite*

Both part renovated, offering buyers the opportunity to complete to their own taste.

Dining Room

Another generous reception room with curved bay window, built in storage and views across the gardens

Bedrooms

Two double bedrooms and a further single bedroom (space to be a double), including a spacious principal bedroom with dual aspect windows, built in wardrobes and serene woodland views.

Family Bathroom

Traditional suite with bath, basin, WC, towel heater and tiled flooring.

Garage

Detached garage positioned at the edge of the grounds, with driveway parking for multiple vehicles.

Outside

Sunnywood's grounds are a standout feature: approximately one acre of mature woodland, shrubs and open spaces, with multiple seating areas to enjoy the tranquillity and wildlife. A paved terrace at the rear provides an ideal spot for outdoor dining or family gatherings. The property is accessed via a solid gate from the lane.

SUNNYWOOD SHAWCROSS





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	

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