



ADDRESS
27 Clay Road
Caister-On-Sea
Norfolk
NR30 5HB

TENURE
Freehold

STATUS
Chain Free Sale

LARKES

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“A rare opportunity to acquire a piece of Norfolk’s maritime heritage, moments from the seafront in the peaceful heart of Caister-on-Sea.”

27 Clay Road, Caister-on-Sea, Norfolk

Tucked away in the quiet coastal village of Caister-on-Sea, this Victorian fisherman’s cottage lies just moments from the seafront. With a total internal floor area of 709 sq ft and occupying a generous plot of approximately 1,617 sq ft, the house offers a rare opportunity to acquire a piece of Norfolk’s maritime heritage in one of its most enduringly popular seaside communities.

The Tour:

The accommodation is modest yet thoughtfully arranged, reflecting the home’s use as a cherished coastal retreat by the same family for over thirty years. Original details, including panelled walls, cabinetry, and joinery, remain beautifully intact, lending the interior a quiet authenticity.

A sequence of ground-floor rooms includes a living area with panelled walls, a dining room, and a kitchen positioned at the rear. A lean-to porch opens to a private rear courtyard, while a large ground-floor store offers exciting potential for reconfiguration. Currently, a WC sits off the hallway, and a shower is discreetly positioned within the principal bedroom. However, the floor plan suggests clear scope for the creation of a more substantial family bathroom, particularly by repurposing the store room.

Upstairs, two well-proportioned bedrooms enjoy good natural light and retain much of the home’s original charm. The house benefits from uPVC double glazing and electric storage heating throughout.

Outside, the cottage enjoys a lawned front garden framed by a traditional flint wall, creating a private green buffer from the road. A pedestrian pathway leads to the front door and continues past mature coastal planting to a side gate.

The Area:

Clay Road sits within the heart of Caister-on-Sea, a lively coastal village just north of Great Yarmouth on Norfolk’s east coast. Famed for its wide sandy beach and rich maritime history, the area blends the charm of seaside living with the convenience of everyday amenities. Residents enjoy a strong sense of community, with local shops, cafés, and pubs within easy walking distance, while larger supermarkets and services are a short drive away in Great Yarmouth.

Families benefit from access to well-regarded local schools, including Caister Infant and Junior Schools, both praised for their nurturing environments. The village also offers a library, medical centre, and a regular bus service connecting residents to surrounding towns and Norwich.

Recreational opportunities are plentiful - residents can enjoy morning walks along the dunes, explore the ruins of Caister Roman Fort, or visit the nearby Caister Lifeboat Station, one of the oldest in the country. The Norfolk Broads National Park lies just inland, offering scenic boat trips, walking trails, and wildlife spotting. Clay Road itself retains a peaceful, residential character, set slightly back from the bustle of the main village streets, making it a desirable spot for those seeking a balance of coastal life and local convenience.

Points to Consider:

Tenure: Freehold

Construction: Solid wall

Fenestration: uPVC double glazing

Heating: Electric storage heating

Energy Performance: TBC

Average Heating & Lighting Costs: TBC*

Council Tax: Band A (£1,550.80)

Broadband: ‘Ultrafast’ connection available (1,800 Mbps download / 220 Mbps upload)

The Legal Bit:

At Larkes, we strive to provide accurate and true-to-life photographs, floor plans, and descriptions. However, our marketing materials are intended as a general guide only. We strongly recommend that prospective buyers visit the property in person, ask relevant questions, and verify all details independently.

We take our duty of care seriously and make every reasonable effort to ensure the information we present is correct. However, some details are based on information provided by the seller or third parties. Additionally, please note that floor plan measurements may be rounded, and distances are approximate.

* Recorded from the Energy Performance Certification – actual costs may vary depending on use and supplier rates.

**FIND
YOUR
NEST**



**FIND
YOUR
NEST**



Dining area



Kitchen



Dining area with view into living room



Living room



**FIND
YOUR
NEST**



Principle bedroom



Second bedroom



Bedroom detail



Shower in principle bedroom



Seaside views



Caister lifeboat station and mueseum is nearby



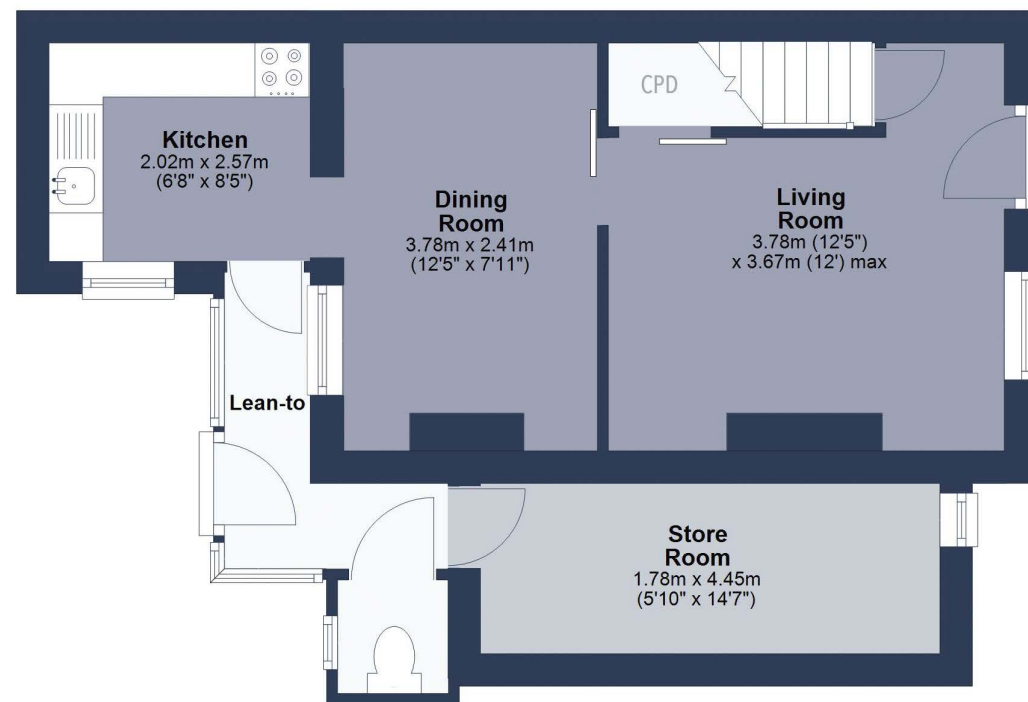
Flint gable



Kitchen detail

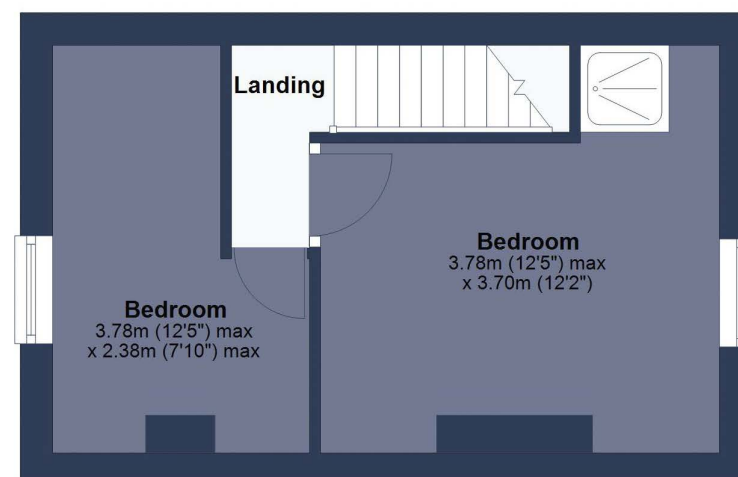
Ground Floor

Approx. 42.6 sq. metres (458.2 sq. feet)



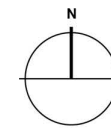
First Floor

Approx. 23.3 sq. metres (251.0 sq. feet)

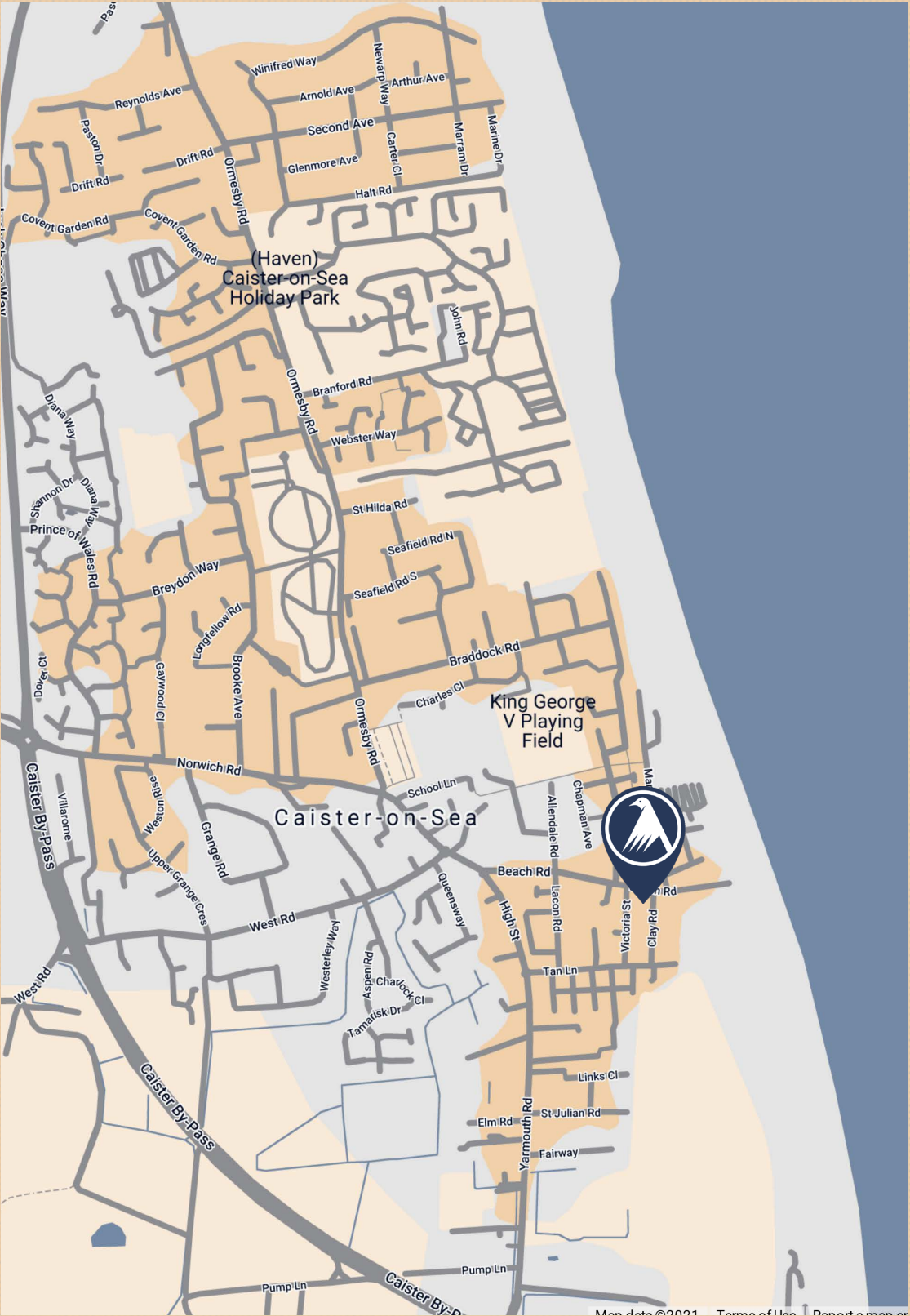


Site Area

Approx. 150.2 sq. metres (1,617 sq. feet)



Ref: 7365



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