



THE STORY OF

1 Chapel Street

Southrepps, Norfolk

SOWERBYS



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Southrepps, Norfolk
NR11 8NW

Charming Victorian End-Of-Terrace Cottage

Beautifully Presented Throughout

Three Double Bedrooms

Open-Plan Sitting and Dining Room

Character Features and Exposed Beams

Cosy Log Burner

Generous Front and Rear Gardens

Potential To Extend (STPP)

Walking Distance to Gunton Station

Chain Free Opportunity

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Full of charm and character, this beautifully presented Victorian end-of-row cottage enjoys an enviable position within one of North Norfolk's most appealing village settings. The property combines timeless cottage features with practical modern living, all complemented by generous gardens to both the front and rear.

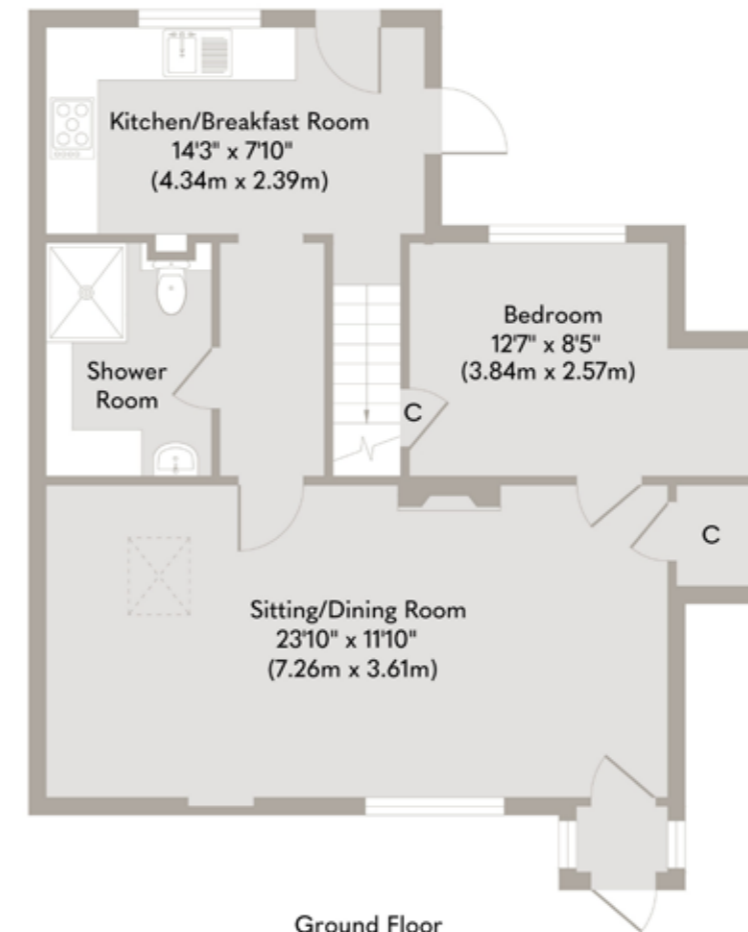
The accommodation has a wonderfully warm and inviting feel throughout, centred around the open-plan sitting and dining room where a cosy log burner creates an ideal focal point for relaxing evenings. Large sash windows flood the space with natural light, while exposed beams and character detailing add to the home's undeniable appeal. To the rear, the kitchen enjoys attractive views over the garden and provides a sociable and functional space suited to both everyday living and entertaining. The ground floor further benefits from a stylishly appointed shower room and a spacious double bedroom, offering flexibility for guests or single-level living if required.

Upstairs, two further double bedrooms continue the home's characterful aesthetic, with period features enhancing each room. Outside, the gardens provide plenty of space for entertaining and enjoying the peaceful surroundings.

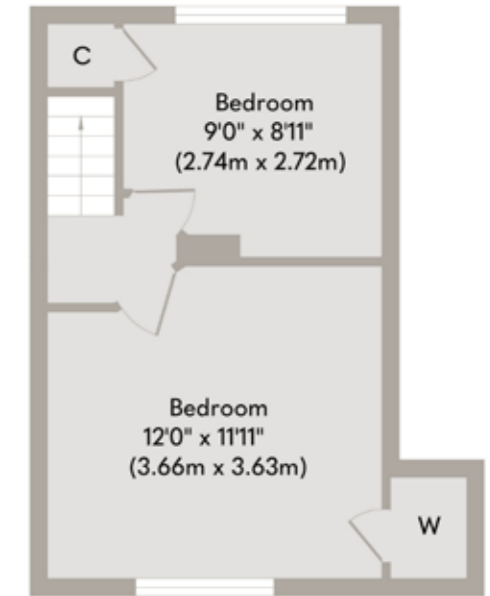
The current owners secured planning permission for a single-storey rear extension together with a first-floor addition above the existing dining room, designed to create a larger kitchen along with an additional bedroom and bathroom. Whilst the permission has since lapsed, it establishes a strong precedent for prospective purchasers.

Southrepps offers a thriving village community with excellent access to the North Norfolk coastline. Offered chain free, this is a wonderful opportunity to acquire a charming permanent home, weekend retreat or investment property.





Ground Floor
Approximate Floor Area
658 sq. ft
(61.13 sq. m)



First Floor
Approximate Floor Area
282 sq. ft
(26.19 sq. m)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Southrepps

EXCELLENT ACCESS TO THE
COASTLINE

Southrepps is a well-regarded North Norfolk village with a strong community spirit, beautiful open countryside and excellent access to both the coastline and the city of Norwich. Combining rural charm with everyday convenience, it remains one of the area's most appealing places to live.

The village offers a railway station with links between Sheringham, Cromer and Norwich, alongside a primary school and nursery, church and a popular family-run grocery store. The village hall hosts regular quiz nights, performances and community events, while the playing field is home to Southrepps F.C. and a well-equipped playground provides space for younger families to enjoy.

For food and drink, residents are particularly well served. The Vernon Arms is a much-loved village pub, renowned for its welcoming atmosphere, excellent cask ales and seasonal menus showcasing local produce. Nearby, the acclaimed Suffield Arms and the celebrated Gunton Arms are both within easy reach, offering some of the finest dining and hospitality experiences in the county.

The North Norfolk coastline lies just a few miles away and is designated an Area of Outstanding Natural Beauty, famed for its vast sandy beaches, nature reserves and unspoilt landscapes. Nearby coastal spots include Trimmingham, Overstrand and Mundesley, all ideal for walking, swimming and enjoying the fresh sea air.

Just over 20 miles away, Norwich offers a vibrant cultural scene alongside beautiful historic architecture, independent boutiques, sophisticated shopping and an excellent choice of restaurants. Chantry Place provides high-end retail shopping, while the renowned Norwich Lanes are celebrated for their eclectic mix of independent shops, cafés and eateries, helping to create one of the country's most characterful city centres.



Note from Sowerbys



“This is the kind of character home perfectly suited to weekends by the coast, longer stays with family, or simply embracing a slower pace of living.”



SERVICES CONNECTED

Mains water, electricity and drainage. Gas central heating and gas hob via LPG.

COUNCIL TAX

Band B.

ENERGY EFFICIENCY RATING

E. Ref:- 9093-3062-0205-0606-3200

To retrieve the Energy Performance Certificate for this property please visit <https://find-energy-certificate.digital.communities.gov.uk/find-a-certificate/search-by-reference-number> and enter in the reference number above. Alternatively, the full certificate can be obtained through Sowerbys.

TENURE

Freehold.

LOCATION

What3words: ///icebergs.catapult.subtitle

AGENT'S NOTE

The current owners have previously had approved planning permission (NNDC Ref: PF/22/0687) for a single story extension to the rear, and first floor addition above the existing dining room. This would add a larger kitchen, additional bedroom and bathroom. Whilst these plans have since expired, the precedent is now set to have them re-approved.

These particulars and measurements whilst believed to be accurate, are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give representation or warranty in respect of the property.

SOWERBYS

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