



Jackdaws

Lower Common, East Runton, Norfolk, NR27 9PG

BROWN & CO



## Jackdaws, Lower Common, East Runton, Norfolk, NR27 9PG

An exceptional coastal residence in an elevated and private position on Lower Common, enjoying light and airy accommodation with four/five bedrooms and ample reception space with parking and garage. Within striking distance to the North Norfolk coastline.

Acreage – 0.353 acres (stms)

£895,000



### DESCRIPTION

Jackdaws is an outstanding detached coastal residence situated in one of East Runton's most sought-after positions, nestled between the historic Georgian town of Cromer and the rolling countryside of the North Norfolk coast. Occupying a prime setting on Lower Common, the property enjoys a sense of privacy and tranquillity, bordered by landscaped gardens and within walking distance of the beach and coastal paths.

The house offers beautifully proportioned and light-filled accommodation arranged on two floors, designed in 2005 to take full advantage of its setting. The principal reception rooms are orientated to capture the natural light and enjoy views across the associated gardens.

The house is approached into a porch entrance, and through to the main reception hall. The ground floor rooms work very well and off the hall there is access to a cloakroom, study, the delightful dual aspect sitting room with feature fireplace and the kitchen/dining room. Off the sitting room lies the garden room.

The kitchen is well-appointed with high quality, handmade cabinetry and integrated appliances and enjoys access through to the utility room and then on to the 19ft garage.

On the ground floor the inner hall from the reception hall provides access to two double bedrooms with an-suite facilities in the larger of the two bedrooms which also enjoys French doors into the garden, and there is a separate shower room.

Upstairs, the principal bedroom suite enjoys an elevated outlook and benefits from fitted storage and a well-appointed en-suite shower room. There is a further double bedroom with a bedroom/dressing room positioned off this room. There is also a spacious bathroom.

We draw your attention to the floorplan as to how the accommodation is arranged.

The gardens at Jackdaws are a particular feature, thoughtfully landscaped to create distinct areas for entertaining and relaxation. Expanses of lawn are interspersed with mature planting and well-stocked borders, providing year-round colour and privacy. A south and west-facing terrace adjoins the house, ideal for evening dining and enjoying the coastal sunsets.

The property is approached via a private driveway which importantly, is owned by the vendors providing ample parking and access to the garage. The coast is moments away, and any buyer will be excited to immerse themselves in what is a very special place.

Services – Oil fired central heating, mains water, mains drainage, mains electricity

Local authority – North Norfolk District Council

### LOCATION

East Runton is a highly regarded coastal village positioned between Cromer and Sheringham, renowned for its sandy beaches, coastal walks and access to the Norfolk Coast Area of Outstanding Natural Beauty. The village offers a selection of local amenities including a public house, village shop and primary school.

The nearby town of Cromer provides a comprehensive range of shops, restaurants and leisure facilities, together with rail services to Norwich and onward connections to London. The cathedral city of Norwich offers further cultural, educational and commercial amenities, as well as an international airport.

The surrounding North Norfolk coastline is celebrated for its unspoilt beaches, salt marshes and nature reserves, making it one of England's most desirable coastal regions.

### DIRECTIONS

Proceed west out of Cromer on the A149 (signposted Sheringham) Continue along the coast road for approximately 1 mile, passing

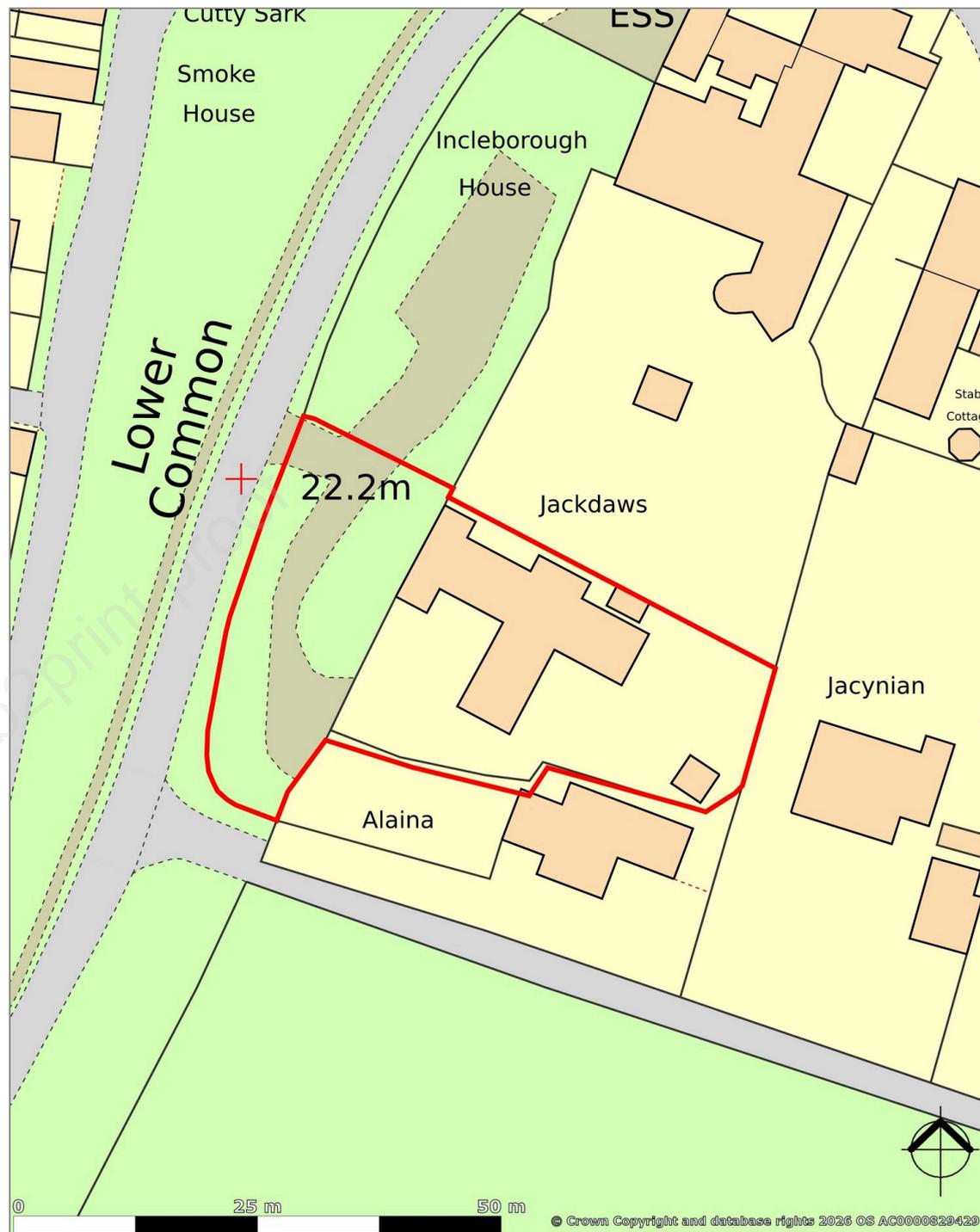


over the railway bridge and heading towards East Runton. As you enter the village of East Runton, turn left into Lower Common (shortly after the village sign and before the main cluster of village amenities). Continue along Lower Common, where Jackdaws will be found in an elevated position set back from the road. The property is located on Lower Common within easy reach of East Runton beach and approximately 1 mile from Cromer town centre.

#### AGENT'S NOTES

- (1) The photographs shown in this brochure have been taken with a camera using a wide angle lens and therefore interested parties are advised to check the room measurements prior to arranging a viewing.
- (2) Intending buyers will be asked to produce original Identity Documentation and Proof of Address before solicitors are instructed.

**VIEWING** Strictly by prior appointment through the selling agents' Norwich Office.  
Tel: 01603 629871



# Lower Common, East Runton, Cromer, NR27

Approximate Area = 3130 sq ft / 290.7 sq m

Garage = 232 sq ft / 21.5 sq m

Total = 3362 sq ft / 312.2 sq m

For identification only - Not to scale



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	75 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2026. Produced for Brown & Co. REF: 1403032

## IMPORTANT NOTICES

Brown&Co for themselves and for the Vendors or Lessors of this Property give notice that: 1. These particulars are intended to give a fair and accurate general outline only for the guidance of intending Purchasers or Lessees and they do not constitute an offer or contract or any part of an offer or contract. 2. All descriptions, dimensions, references to condition and other items in these Particulars are given as a guide only and no responsibility is assumed by Brown&Co for the accuracy of individual items. Intending Purchasers or Lessees should not rely on them as statements or representations of fact and should satisfy themselves as to the correctness of each item by inspection or by making independent enquiries. In particular, dimensions of land, rooms or buildings should be checked. Metric/imperial conversions are approximate only. 3. Intending Purchasers or Lessees should make their own independent enquiries regarding use or past use of the property, necessary permissions for use and occupation, potential uses and any other matters affecting the property prior to purchase. 4. Brown&Co, and any person in its employ, does not have the authority, whether in these Particulars, during negotiations or otherwise, to make or give any representation or warranty in relation to this property. No responsibility is taken by Brown&Co for any error, omission or mis-statement in these particulars. 5. No responsibility can be accepted for any costs or expenses incurred by intending Purchasers or Lessees in inspecting the property, making further enquiries or submitting offers for the Property. 6. All prices are quoted subject to contract and exclusive of VAT, except where otherwise stated. 7. In the case of agricultural property, intending purchasers should make their own independent enquiries with the RPA as to Basic Payment Scheme eligibility of any land being sold or leased. 8. Brown&Co is the trading name of Brown&Co - Property and Business Consultants LLP. Registered Office: The Atrium, St Georges St, Norwich NR3 1AB. Registered in England and Wales. Registration Number OC302092. Particulars Dated February 2026. Ref. 066844

**Brown&Co**  
 The Atrium | St George's Street | Norwich | NR3 1AB  
 T 01603 629871  
 E norwich@brown-co.com

**BROWN & CO**  
 Property and Business Consultants