

watsons

Period  
Prestige



home for sale

12 The Boulevard  
Sheringham, NR26 8LJ

Guide Price

**£750,000**

Freehold

A delightful semi-detached period house arranged over three floors with garage and off street parking formally run as a successful Bed & Breakfast within easy walking distance of both the town centre and beach.

- Delightful Period Features • A Few Minutes Walk From The Beach • Parking & Garage
- Impressive Sitting Room • Dining Room • Kitchen/Breakfast Room • 6 double bedrooms • Bath room & 4 Shower Rooms • Study • Established Gardens • (Ref: NEE)

Viewing strictly by  
prior arrangement  
with the agents

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We are open

Monday – Thursday 9am to 5.30pm

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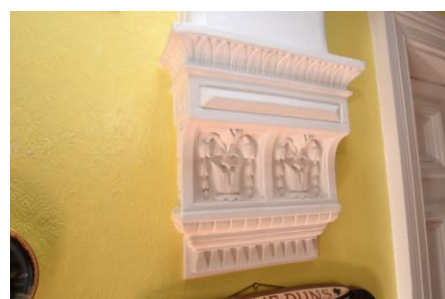
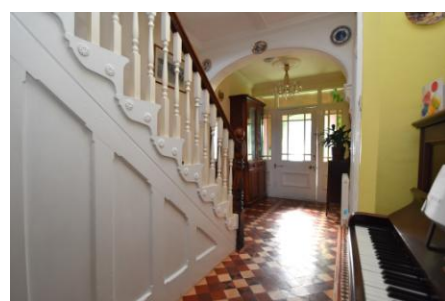
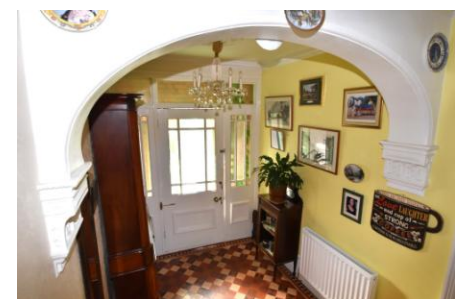
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City, County and Coastal specialists • periodandprestige.co.uk

Regulated by RICS



# Floor Plan



Total Area: 280.4 m<sup>2</sup> ... 3018 ft<sup>2</sup> (excluding store)  
All measurements are approximate and for display purposes only

## 12 The Boulevard Sheringham, NR26 8LJ

### Location

Sheringham is a picturesque town in an Area of Outstanding Natural Beauty on the stunning North Norfolk coast, perfectly positioned between the sea and the enchanting Pretty Corner woods. Known for its bustling atmosphere, the town offers exceptional coastal and woodland walks, with Sheringham beach proudly holding Blue Flag status. The beach is complemented by a wide promenade that stretches the length of the town, ideal for seaside strolls.

A highly sought-after destination for both holidaymakers and retirees, Sheringham boasts a vibrant town centre with a fantastic range of independent shops, well-known brands, and a Tesco supermarket offering convenient short-term parking. Excellent bus and rail links provide easy access to Norwich, the lively cultural hub just 27 miles south, the charming Georgian town of Holt, 6 miles away, and Cromer, a delightful Victorian seaside town 4 miles along the coast.

Sheringham is well served with modern amenities including schools for all ages, a health centre, dental services, theatre, and library. The Reef Leisure Centre and the town's renowned 18-hole cliff-top golf course offer further opportunities for recreation. Throughout the year, Sheringham hosts a variety of popular events such as the Viking Festival, Crab and Lobster Festival, Carnival, and the celebrated 1940s Weekend, ensuring there's always something to enjoy. For those who enjoy outdoor activities, there are two Parkruns held every Saturday at Sheringham Park and Blickling Hall, both National Trust properties. Whether running or volunteering, Parkrun is a fantastic way to stay fit, improve mental well-being, and connect with the local community - perfect for those new to the area.

Sheringham combines coastal charm, natural beauty, and a warm community spirit, making it an exceptional place to visit or call home

### Description

Dating back to the late 19th century, this handsome semi-detached Victorian residence is a masterclass in period craftsmanship, constructed with a striking blend of red brick and flint. Arranged over three expansive floors, the home retains a number of delightful original features that speak to its historic character. A standout first impression is found in the reception hall, which showcases an exquisite geometric tiled floor, leading the way to a pair of elegant reception rooms. Both the sitting room and the formal dining room are centered around original fireplaces, offering a sophisticated atmosphere for both relaxed evenings and grand entertaining.

The property's versatile layout is a legacy of its successful history as a bed and breakfast, making it uniquely suited for a large family or those seeking a home with commercial potential. Across the upper levels, you will find six well-proportioned bedrooms, three of which feature private en-suite facilities. This is complemented by a family bathroom on the top floor and a dedicated study on the second floor, perfect for modern remote working. Practicality is further enhanced by a ground-floor shower room and a clever kitchen arrangement, consisting of a primary kitchen/breakfast room supported by a secondary preparation kitchen and a separate utility room.

While the house celebrates its heritage, it has been thoughtfully updated for contemporary comfort but also offers scope for further improvement. The traditional aesthetic is preserved through uPVC double-glazed sash windows, which offer the timeless look of the Victorian era with the benefits of modern insulation. Combined with a gas-fired central heating system, the home remains warm throughout the seasons. This is a rare opportunity to acquire a substantial and flexible character home that effortlessly bridges the gap between historic charm and functional modern living.

### Reception Lobby

7' 2" x 2' 8" (2.18m x 0.81m) with original tiled floor and attractive entrance door with side windows to:

### Reception Hall

21' 1" x 9' (6.43m x 2.74m) (7' min) A delightful space with carpeted staircase to the first floor with cupboard under, double radiator, superb arch supported by decorative cobbles, moulded cornicing, ceiling roses and original tiled floor, door to an inner hall 5' 3" x 3' 2" with cork tiled floor, ceiling coving, archway to the kitchen and door to a shower room.

### Sitting Room

19' 3" into bay x 15' (5.87m x 4.57m) (Front & Side Aspect) An impressive room with original fireplace with cast iron inset, tiled splays and tiled hearth, double and single radiators, dado rail, carpet, decorative moulded cornicing and ceiling rose.

### Dining Room

14' 2" x 13' (4.32m x 3.96m) plus bay 6' 10" x 3' 4" (Side Aspect) Original fireplace with cast iron inset and tiled splays, shelved alcoves, double and single radiators, dado rail, picture rail with decorative freeze above, moulded cornicing, ceiling rose and fitted carpet.

### Shower Room

5' 10" x 5' 4" (1.78m x 1.63m) with white suite comprising of corner shower cubicle with tiled walls and Triton shower, low level WC and hand basin with mixer tap, pop-up waste and cupboard under, ceramic tiled floor.

### Kitchen/Breakfast Room

14' 2" x 14' 1" (4.32m x 4.29m) (Side Aspect) Bespoke fitted kitchen units comprising deep white sink with surrounding porcelain work surface with cupboard and drawers under, further double base cupboard with cupboards, drawers and porcelain work surface over, tiled recess with space for a gas cooker and integrated extractor hood with decorative mantelpiece, matching double wall cupboard, built-in shelved pantry with window, telephone point, double radiator, built-in cupboard under the second staircase, door to the side hall, cork tiled floor, heated towel radiator, ceiling coving, door to the preparation kitchen and a SIDE HALL 10' x 3' 2" with curtained clothes cupboard with hanging rail and shelving, UPVC double glazed door to the side of the property, carpeted staircase to the first floor, fitted mat and carpet.

### Preparation Kitchen

10' 7" x 7' (3.23m x 2.13m) (Side Aspect) Inset single drainer stainless steel sink unit with mixer tap and cupboards under, further base



cupboard and drawer units with work surface over, space and plumbing for dishwasher, space for an electric range cooker with extractor hood over, part tiled walls, wall-mounted Baxi gas fired boiler which serves the central heating and domestic hot water, matching wall cupboards, double radiator, cork tiled floor, fully tiled walls, ceiling coving.

#### Utility Room

8' 10" x 3' 2" (2.69m x 0.97m) (Rear Aspect) With space and plumbing for automatic washing machine, space for American style fridge freezer, fully tiled walls, ceramic tiled floor.

#### Side Porch

13' 6" x 4' 9" (4.11m x 1.45m) (Rear Aspect) With glazed French doors to the rear garden.

On The First Floor

#### Landing

19' 11" x 8' 11" (6.07m x 2.72m) With carpeted staircase to the second floor, shelved corner cupboard, double radiator, carpet, moulded corning.

#### Principal Bedroom

19' 3" x 13' 1" to include en-suite (5.87m x 3.99m) (Front & Side Aspect) Bocked feature fireplace, double and single radiators, UPVC double glazed door to a balcony, carpet, ceiling coving, ceiling rose, door to:

#### En-Suite Shower Room

6' 7" x 4' 11" (2.01m x 1.5m) With white suite comprising of tiled double shower cubicle, low level WC, pedestal hand basin with tiled splashback, wall light and shaver point, extractor fan, chrome heated towel rail, vinyl flooring, ceiling coving.

#### Bedroom 2

16' 11" overall x 14' 3" (5.16m x 4.34m) (Double Aspect) Pine fireplace surround with tiled inset, double radiator, access to roof space, carpet, ceiling coving, door to the rear landing, door to:

#### En-Suite Shower Room

6' 2" x 3' 10" (1.88m x 1.17m) With white suite comprising of tiled corner shower cubicle with Mira shower unit, low level WC, pedestal hand basin with mixer tap, pop-up waste and tiled splashback, extractor fan, ceiling coving and vinyl flooring.

#### Rear Landing

With radiator, carpet, ceiling coving, staircase from the rear hall and door 2.

#### Kitchen

14' 2" x 7' 0" (4.32m x 2.13m) (4' min) (Rear Aspect) With single drainer stainless steel sink unit with mixer tap and cupboards under, adjacent work surfaces with space under and inset four-ring Neff gas hob, wall-mounted Baxi gas fired boiler which serves the central heating, radiator, range of wall cupboards, part tiled walls, vinyl flooring, pine panelled ceiling.

#### Bedroom 3

14' 2" plus bay 6' 11" x 3' 2" x 13' 1" (4.32m x 3.99m) (Side Aspect) Blocked original cast iron fireplace, double radiator, carpet, ceiling coving, door 2.

#### En-Suite Shower Room

6' 9" x 3' 6" (2.06m x 1.07m) With white suite comprising of tiled double shower cubicle, low level WC, pedestal hand basin, extractor fan, heated towel radiator, vinyl flooring, light and shaver point, ceiling coving.

#### Study

10' 4" x 8' 11" (3.15m x 2.72m) (Front Aspect) With radiator, carpet, ceiling coving.

On The Second Floor

#### Landing

15' 5" x 9' 1" (4.7m x 2.77m) (Rear Aspect) Access to roof space, carpet, ceiling coving.

#### Bedroom 4

15' 1" x 12' 10" min (4.6m x 3.91m) (Front Aspect) Original cast iron fireplace, double radiator, carpet.

#### Bedroom 5

14' 3" x 13' 3" (8' 1" min) (4.34m x 4.04m) (Front Aspect) An irregular-shaped room with original cast iron fireplace, built-in linen cupboard with slatted shelving and ideal gas fired heater providing hot water, double radiator, carpet, picture rail, ceiling coving, glimpse of the sea.

#### Bedroom 6

14' 1" x 9' 6" (4.29m x 2.9m) (Front Aspect) An irregular-shaped room with build-in wardrobe, double radiator, carpet, ceiling coving.

#### Bathroom

8' 2" x 5' 9" (2.49m x 1.75m) (Rear Aspect) With white suite comprising of cast iron bath, low level WC, pedestal hand basin, part tiled walls, double radiator, tiled shower cubicle, chrome heated towel radiator, extractor fan, wall light point, glimpse of the sea.

#### Outside

Attractive and sunny front garden laid to lawn with patio area finished in brick sets and slate with surrounding borders with spring flowers, shrubs and bushes, climbing rose and established trees. The garden is retained by an attractive brick and flint wall with timber fencing. The rear garden has a paved patio with lawn and surrounding borders, established trees and a brick-built attached outbuilding 8' 7" x 4' 6" with pamment floor and lighting. The garden is screened by a wall and fencing. A shared driveway to the side of the property gives access to a concrete driveway and brick-built garage 19' 3" x 10' 1" with electric roller door, power light and personal door to the rear garden.

#### Services

All main services are available.

#### Local Authority/Council Tax

North Norfolk District Council, Holt Road, Cromer NR27 9EN Telephone: 01263 513 811 Tax Band: E

#### EPC Rating

The energy rating for this property is D. A full energy performance certificate is available on request.

#### Important Agent Note

Intending purchasers will be asked to provide original identity documentation and proof of address before soliditors are instructed.

#### We Are Here To Help

If your interest in this property is dependent on anything about the property or its surroundings which are not referred to in the sale particulars, please contact us before viewing and we will do our best to answer any questions you may have.

The price quoted for the property does not include stamp duty or title registration fees which purchasers will normally pay as part of the conveyancing process. Please ask us if you would like assistance calculating these charges.

