



8 Havelock Road
Sheringham | Norfolk | NR26 8QD

 FINE & COUNTRY

A HIDDEN JEWEL



Tucked away at the end of a quiet private road and backing directly on to Beeston Regis Common, this detached three-bedroom house with a large and award-winning wildlife garden is the perfect family home with stunning views from the upper floors that take in nothing but trees and sky. Believed to have had only two owners, this is a home that has been deeply loved and seldom offered for sale.



KEY FEATURES

- A Detached Family Home in the Coastal Village of Sheringham
- Three Bedrooms, Refurbished Bathroom and Ground Floor WC
- Two Reception Rooms including Living Room with Open Fire
- Kitchen with Pantry and Separate Utility Room
- Wooden Floors and Doors Throughout
- Garage and Ample Off-Road Parking
- Large Garden Backing onto Beeston Regis Common with Gated Access
- Award-Winning Wildlife Garden with Fruit Trees
- Quiet Private Road with Virtually No Through Traffic
- Short Walk to Sheringham Town Centre and Seafront
- Total Accommodation extends to 1,218 sq.ft.
- Energy Rating: E

Few opportunities exist to acquire a home in such a peaceful yet connected position, at the end of a private road with direct access on to common land. This is an exceptional opportunity to take on a much-loved family home with a wonderful garden, in a setting that feels completely secluded yet sits just a short walk from Sheringham's town centre and seafront.

Forever Home

"The garden was a big attraction, the large orchard and wild, private garden, backing straight on to the common was their idea of heaven," the owners said when asked what first drew their family to the property. It was purchased in 1995 and has been in the same family ownership ever since. The town of Sheringham held a longstanding place in their affections – childhood summers had been spent there and the connection ran deep. When the opportunity arose to put down roots on the north Norfolk coast, this house and its remarkable garden were the answer. It offered everything that had been wished for: space for chickens and vegetables, greenhouses and a family garden where ten grandchildren could play safely, all set within walking distance of the town and seafront. The property is believed to have had only two owners in its history. "This really does highlight how this house is a keeper and is a rarity on the market," the owners reflected. It was, they explained, a house their parents wanted to live in for the rest of their lives – and so they did.

Room By Room

A covered porch leads into a welcoming entrance hall with stairs rising to the first floor and a useful pantry to one side. To the left, the kitchen is a good-sized room with space for a range of appliances, and from here a door leads through to the utility room and a ground floor WC, recently refitted in 2025. A separate door from the entrance hall opens into a generous living room which enjoys a characterful cottage feel with exposed beams and an open fire. Patio doors open from this room to the rear garden, offering a lovely outlook over the lawn and on towards the trees and common land beyond. Also accessed from the entrance hall, the sitting/dining room is a second reception room with a fireplace (currently fitted with a capped gas fire but with the potential to reinstate an open fire). An attached garage completes the ground floor.





KEY FEATURES

Upstairs, the landing provides access to three bedrooms, a bathroom, a separate WC and also a useful airing cupboard. The principal bedroom, always referred to by the family as the East Bedroom, is a lovely, light-filled room with dual aspects offering quite different outlooks: one window faces to the east towards the frog pond and common, the other south over the length of the garden and the wider views across common land. The second bedroom is a generous double, and the third bedroom serves well as a single or study. Throughout the house, wooden floors and wooden doors lend a natural warmth and continuity to the interior.

Improvements and Refinements

The property has been maintained and updated when needed over the years. The first-floor bathroom was fully refurbished in 2023, and the ground floor WC was refitted in 2025. The living room retains its working open fire, and the sitting/dining room has potential for the reinstatement of its own, with the original fireplace still in place beneath the current capped gas fire.

So Much To Offer

What sets the property apart is the combination of absolute tranquillity with easy reach of everything the sought-after coastal town of Sheringham offers. The house sits at the end of a private road with virtually no passing traffic, and the garden backs directly on to Beeston Regis Common, creating an extraordinary sense of seclusion. "When you are in the house and garden you are struck by the peace and the background sound of bird song," the owners described. Yet for all its seclusion, the property is only a short walk from Sheringham's high street, seafront, shops, doctors' surgery, churches and both the train and bus stations. The house offers large, versatile spaces that have served the family well through decades of gatherings, celebrations and everyday life. The back gate opens directly on to the common, and from there a walk through the woodland leads all the way to Cromer, with Beeston Bump visible to the north and its fine sea views beyond.

The Outside

The front garden is generously proportioned, with pathways leading to the front porch and side entrance, a flourishing front hedge, established trees and a driveway providing off-road parking and access to the garage. To the rear, the garden is a real feature of the property. A large, level grassed area immediately behind the house provides the main space for relaxing and entertaining, and beyond this the garden extends into an area of fruit trees, shrubs and mature planting. "The garden won a wildlife award last year which my stepfather was very proud of," the owners noted. "In the spring the garden is filled with snowdrops, daffodils and wild garlic," they said, and the planting attracts a wealth of birds, bees and wildlife throughout the year. A wooden back gate leads directly from the garden on to Beeston Regis Common, a designated Site of Special Scientific Interest noted for its exceptional variety of flora and fauna. From here, a short stroll takes you to the stream and frog pond, and paths continue through woodland and common land all the way to Cromer. There is also a shed within the garden that formerly housed chickens and offers scope for restoration or alternative use.





























INFORMATION



Services, District Council and Tenure

Gas Central Heating, Mains Water, Mains Drainage

Fibre Broadband Available - please see www.openreach.com/fibre-checker

Mobile Phone Reception - varies depending on network provider

Please see www.checker.ofcom.org.uk

North Norfolk District Council - Council Tax Band D

Freehold

On The Doorstep

Sheringham is one of north Norfolk's most popular seaside towns, combining a working fishing heritage with a vibrant community and an outstanding natural setting on the Norfolk Coast Area of Outstanding Natural Beauty. The High Street is filled with independent shops selling locally sourced produce, and a weekly market with street-food outlets adds to the appeal of the seafront. The much-loved Sheringham Little Theatre, one of the last traditional summer repertory theatres in the country, stages music, theatre and arts events throughout the year, and the community calendar is rich with events including Morris dancing, the Viking festival and the summer carnival. "It has been a brilliant location, so private yet close to the town, shops, the doctor's surgery, churches, the beach, train station and bus stations," the owners said, and there is no question that residents are well served by the facilities available locally. There is a large primary school with a nursery and also Sheringham High School, and the modern Reef Leisure Centre on Weybourne Road offers a 25-metre swimming pool, a teaching pool, splash pad, a 70-station gym, fitness studios and a café. Days here are easily spent walking the dog along the beach, pausing at one of the seafront pubs, or exploring the coastal paths and the heathland of Beeston Regis Common and Sheringham Park, the latter a National Trust property renowned for its spectacular spring display of rhododendrons and azaleas. The North Norfolk Railway runs heritage steam and diesel trains between Sheringham and Holt, offering a nostalgic way to explore the surrounding countryside. Cromer, with its Victorian pier and crab fishing heritage, is just 4 miles to the east, and the fine beaches and nature reserves of the north Norfolk coast stretch in both directions.

How Far Is It To?

Sheringham town centre and seafront are a short walk from the property, approximately ten minutes on foot. Cromer lies around 4.4 miles to the east. Sheringham railway station, on the Bittern Line, offers regular services to Norwich, with a journey time of approximately 55 minutes, and onward connections from Norwich to London Liverpool Street in around two and a half hours. Norwich itself is approximately 26 miles to the south and can be reached by car in around 35 to 40 minutes. The A148 provides the main road link west towards Holt and Fakenham, and from Fakenham the A1065 connects southward to the A47 and the wider road network.

Directions

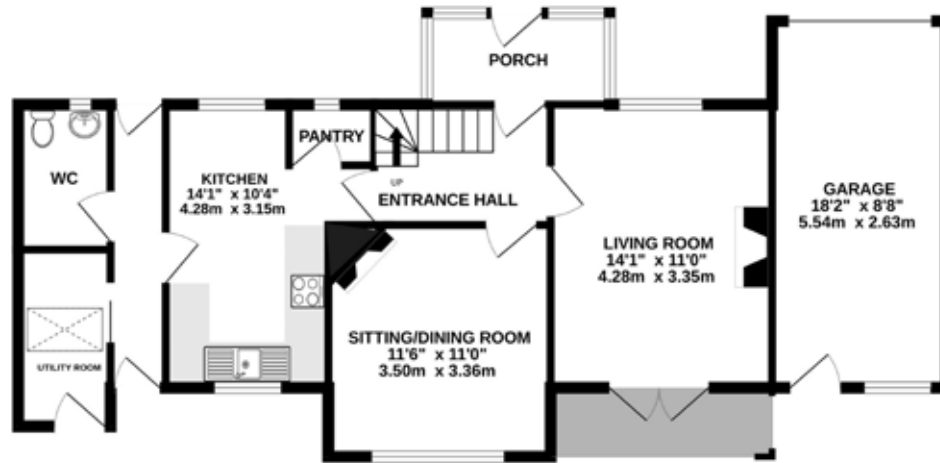
From Fakenham, take the A148 heading east, signposted to Holt and Cromer. Continue on the A148 for 17.5 miles through the Holt bypass and past Bodham, following the road towards Cromer. Turn left into Holway Road/A1082 and then turn right after 0.6 miles into Woodland Rise. Continue for 0.7 miles as this becomes Common Lane, then turn right into Havelock Road where the property will be identified by a Fine & Country For Sale board.

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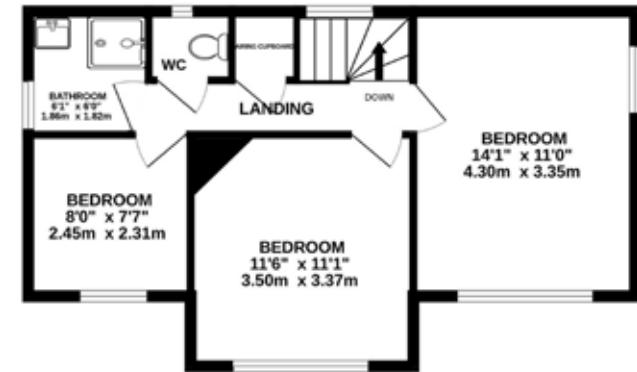
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GROUND FLOOR
760 sq.ft. (70.6 sq.m.) approx.

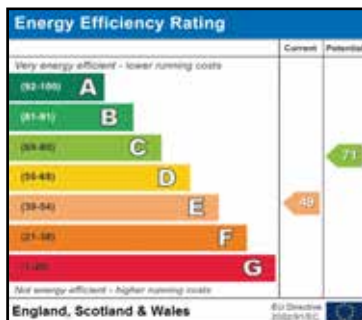


1ST FLOOR
458 sq.ft. (42.6 sq.m.) approx.



TOTAL FLOOR AREA : 1218 sq.ft. (113.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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. 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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FINE & COUNTRY

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We understand moving home is one of the most important decisions you make; your home is both a financial and emotional investment. With Fine & Country you benefit from the local knowledge, experience, expertise and contacts of a well trained, educated and courteous team of professionals, working to make the sale or purchase of your property as stress free as possible.

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