



BARCHAMS YARD

Sheringham, Norfolk, NR26 8JS
Guide Price £325,000

BROWN & CO

LOCATION

Perfectly positioned on the stunning North Norfolk coast, Sheringham is a vibrant, traditional seaside town celebrated for its scenic beauty, proud fishing heritage, and thriving year-round community. Residents of Barchams Yard enjoy an enviable "stone's throw" location, with the town's award winning, Blue Flag-rated beach and extensive seafront promenade just a couple minutes' walk away. The bustling town centre provides a fantastic range of independent boutiques, cafes, public houses and restaurants right on your doorstep.

Commuting and exploring are made seamless by excellent local transport links; the nearby Sheringham Railway Station offers direct regular trains to the historic city of Norwich, while the scenic Georgian market town of Holt sits just 6 miles inland.

DESCRIPTION

2-3 Barchams Yard is an incredibly charming three bedroom traditional brick and flint cottage tucked away in the historic heart of Sheringham. Enjoying a peaceful pedestrian-only approach just off the main High Street, this unique property was originally configured as two separate cottages before being thoughtfully combined into one spacious home. While it now features characterful, integrated accommodation equipped with double glazing and electric heating, the interior could benefit from cosmetic updating in parts, offering a fantastic opportunity for buyers to stamp their own mark. It stands as an ideal project for a permanent residence, a seaside bolt hole, or a coastal investment in one of North Norfolk's most popular towns. The property can be converted back into two cottages (stpp). Offered with no onward chain.

SPECIFICATION

- **Unique Heritage:** A beautiful brick and flint cottage, originally built as two separate dwellings and now combined into one.
- **Exciting Potential:** Offers a wonderful opportunity to modernise, improve, and add value to a historic property.
- **Private Rear Garden:** Benefits from its own rare rear garden space, a highly sought-after feature for a town centre cottage.
- **Prime Coastal Location:** Tucked away in a quiet yard off the High Street, just moments from the beach and seafront promenade.
- **Versatile Appeal:** An exceptional project suited for a permanent home, a personal holiday retreat or a premium coastal investment.
- **Superb Transport Links:** Within short walking distance to the train station for direct routes to Norwich, alongside excellent local bus connections.
- **Spacious Living:** Boasts three reception rooms offering highly versatile and generous ground-floor living space.
- **Generous Accommodation:** Comprises three bedrooms and two bathrooms, perfect for families or guests.

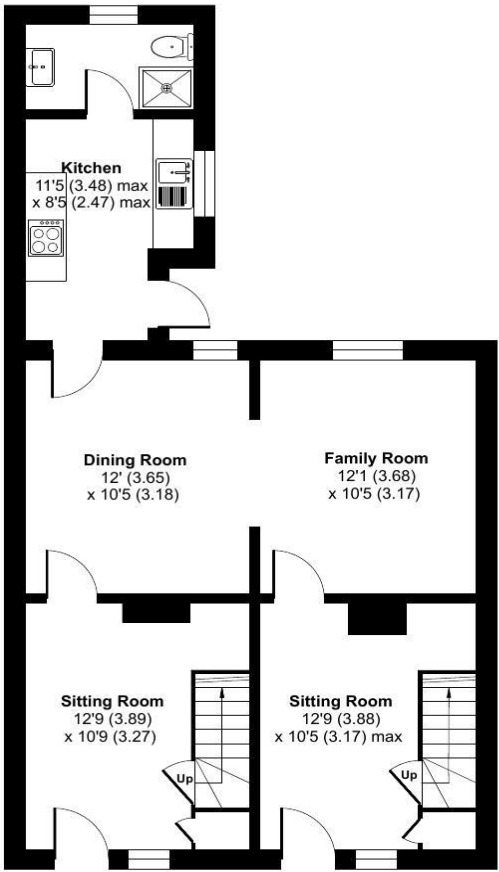




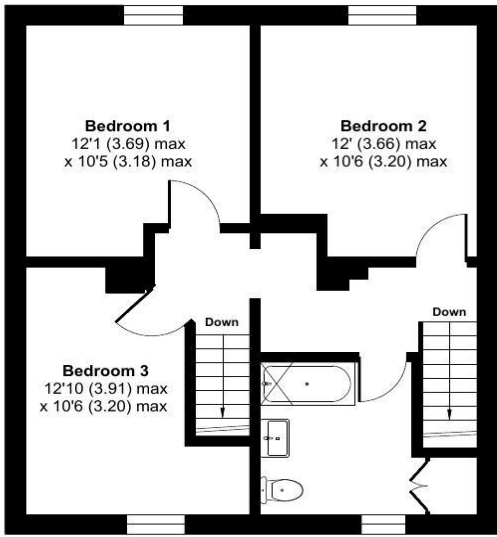
Barchams Yard, Sheringham, NR26

Approximate Area = 1223 sq ft / 113.6 sq m

For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		73 C
55-68	D		
39-54	E		
21-38	F	27 F	
1-20	G		



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nctecom 2026. Produced for Brown & Co. REF: 1528924

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