



THE STORY OF

# The Hollies

*Weybourne, Norfolk*

SOWERBYS



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Weybourne, Holt, Norfolk  
NR25 7SY

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Prime Coastal Village Location

Walk To Beach, Pub and Village Shop

Charming Brick and Flint Cottage

Three Beautifully Presented Bedrooms

Luxury Principal En-Suite

Three Elegant Reception Rooms

Shaker Style Fitted Kitchen

Ornate Character Features Throughout

South Facing Sun Terrace

Private Driveway Parking

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Set discreetly within one of North Norfolk's most desirable coastal villages, this much-loved brick and flint cottage offers a rare blend of timeless character, refined comfort and relaxed seaside living. Beautifully maintained and thoughtfully enhanced over the years, the property enjoys an enviable position just a short stroll from the beach, village pub and local shop, allowing everyday life to unfold at an unhurried pace against the backdrop of the coast.

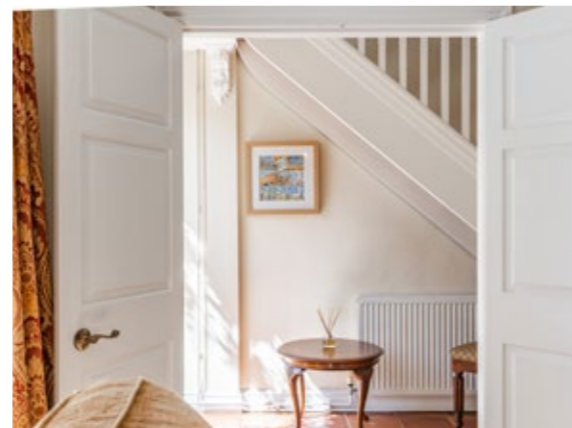


The accommodation flows gracefully across three reception rooms, each offering its own distinct character and versatility, the house adapts beautifully to both everyday living and special occasions. The shaker style kitchen forms the heart of the home, combining craftsmanship and practicality with a timeless aesthetic that perfectly complements the cottage's heritage.



Upstairs, three beautifully presented bedrooms provide peaceful retreats, including a luxurious principal suite complete with an elegant en-suite bathroom. The remaining bedrooms are equally inviting, served by a stylish family bathroom that continues the home's sense of refinement and quality.

Outside, the gardens are wonderfully established and exceptionally private, creating a setting that feels both tranquil and deeply connected to the surrounding countryside and coastline. Lawned areas are framed by mature planting and seasonal colour, while the south facing sun terrace offers an idyllic space for outdoor dining, morning coffee or long summer afternoons in the sunshine. To the rear, a small courtyard garden provides an additional sheltered retreat. Private off-street parking is located to the front of the property on the driveway.



Combining coastal charm and an exceptional village setting, this is a home of warmth and character, perfectly suited for those seeking a refined lifestyle close to the sea.



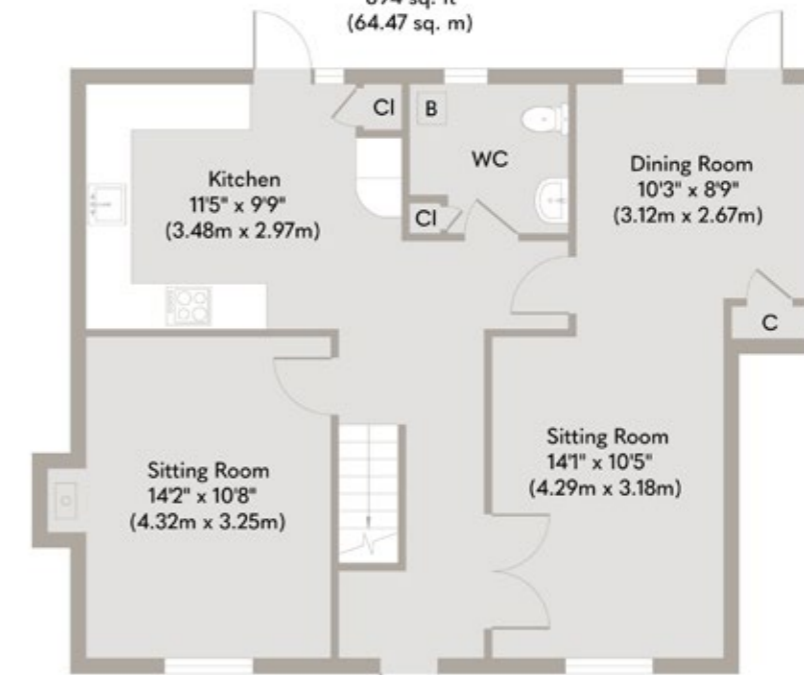


The home has a certain warmth, charm and a real sense of calm.





First Floor  
Approximate Floor Area  
694 sq. ft  
(64.47 sq. m)



Ground Floor  
Approximate Floor Area  
739 sq. ft  
(68.65 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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# Weybourne

WHERE HISTORY AND NATURE MEET

Just three miles west of Sheringham, Weybourne is familiar to many as a stop on The Poppy Line steam railway, which is a magnificent way to arrive at this unspoilt coastal village. You might spot pretty Weybourne Windmill as you ride the line, which local legend says once signalled to smugglers with the turn of its sails whether the coast was clear to land.

The mill was later home to Mr and Mrs Dodds who were arrested as spies during World War II, after police spotted the couple using the windmill to signal out to sea and discovered a radio transmitter. East Anglia's proximity to Europe meant it played a key role in the war effort and a secret World War II military site to the left of the village, Weybourne Camp, which was visited by Churchill is now home to the Muckleburgh Collection, one of the UK's largest privately owned displays of guns and military vehicles.

Following Station Road, turn into Church Street where the medieval All Saints Church sits, and behind it Weybourne Priory, once home to Augustine monks. Further along is The Ship Inn, a traditional village pub which has been serving locals since the 1800s. Enjoy one of its wide selection of local ales and artisan gins as you enjoy seafood freshly caught just footsteps away. If you follow Beach Lane down to the coastline, you might see the boats which fish the waters for their catch.

Take the coastal path west towards pretty Cley and Salthouse Marshes or head east back to Sheringham. Surrounded by fields, woodland and heathland in an Area of Outstanding Natural Beauty, with its village shop, tea room, many traditional cottages and period homes this is a wonderful place to call home.



## Note from the Vendor



“We love the view from the lounge into the garden in the spring.”



### SERVICES CONNECTED

Mains water, electricity and drainage. Oil fired central heating.

### COUNCIL TAX

Band D.

### ENERGY EFFICIENCY RATING

D. Ref:- 9336-8225-0600-0338-2206

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: ///utensil.method.loitering

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# SOWERBYS

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