



PRICE GUIDE

£695,000

Wyndham Street, Sheringham, NR26 8BA

Arnolds | Keys



THE PROPERTY

23 and 25 Studio Wyndham Street, Sheringham, NR26 8BA

A truly unique coastal home set within the historic heart of Sheringham, just moments from the seafront, and with origins linked to the town's fishing heritage. Positioned alongside one of the oldest cottages in Sheringham and incorporating part of a former fisherman's smokehouse, No. 23 offers a rare blend of character, history and coastal lifestyle. Complemented by No. 25 Studio, an established and highly regarded holiday let with over 300 five-star reviews, the property presents an exceptional opportunity to enjoy life by the sea while benefiting from a proven and successful income stream.

The properties are located just a stone's throw from the beach and just a short stroll to the shops and restaurants in this popular seaside town. Both bus and rail services provide easy access to the County Capital of Norwich.



A highly individual opportunity to acquire a home of character and self-contained holiday property set in the heart of the Town and just a short walk from the beach and the shops. Ideal for those seeking a home with potential income.



INTERNAL

Property Details

No. 23

ENTRANCE LOBBY

Turning staircase to first floor with understairs cupboard, polished pine floor, exposed ceiling beams, open to:

KITCHEN

Range of bespoke handmade base and wall cabinets, laminated work surfaces, inset gas hob with electric oven beneath, inset sink unit, provision for dishwasher, polished pine floor, exposed ceiling timbers, window to courtyard.

DINING ROOM

Window to courtyard, radiator, polished pine floor, built in store cupboard, door to:

CLOAKROOM

With lobby then the cloakroom itself with wall mounted basin, concealed cistern w.c., radiator, part panelled walls, pamment stone floor.

SITTING ROOM

With feature red brick fireplace housing wood burning stove on pamment stone hearth, polished pine floor, radiator, window to front aspect, provision for TV, fitted alcove store cupboard, handmade gothic-style doors to dining room.

UTILITY ROOM

Approached from the loggia and housing gas fired boiler, pressurised hot water cylinder.

LANDING

Vaulted ceiling with exposed timbers and roof light, radiator.

BEDROOM 1

Vaulted ceiling with exposed roof timbers, window to courtyard, radiator, door to:

ENSUITE

With vaulted ceiling, exposed timbers and roof light, window to courtyard. Roll top bath with mixer tap, wall hung wash basin, corner shower enclosure, concealed cistern w.c., radiator and heated towel rail, polished pine floor.

SHOWER ROOM

Level entry shower with glazed screen, wall hung wash basin, concealed cistern w.c., chrome towel rail, roof light.

BEDROOM 2

Exposed ceiling timbers, radiator, window to courtyard.

BEDROOM 3/SITTING ROOM

Vaulted ceiling with exposed timbers, radiator, two windows to front aspect, feature red brick fireplace housing wood burning stove on pamment stone hearth, shelved alcove.

25 STUDIO

ENTRANCE LOBBY

Pamment stone floor, turning oak staircase with understairs recess.

KITCHEN/DINING ROOM

Comprehensive range of bespoke base and wall cabinets with granite work surfaces, pamment stone floor, exposed flintwork and ceiling timbers, integrated oven, microwave, dishwasher and gas hob. Window to courtyard.

FIRST FLOOR

LOUNGE/DINING ROOM

An amazing room with vaulted ceiling and exposed roof timbers, central rotating wood burning stove, polished oak floor, provision for TV, windows to rear with views to the sea, fully glazed doors to south-facing BALCONY.

SHOWER/WET ROOM

Fully tiled walls and floor, wall hung basin, concealed cistern w.c., overhead shower, heated towel rail. Window to courtyard.

BEDROOM

Polished oak flooring, vaulted ceiling with exposed timbers and flintwork.

STORE

Accessed via two double doors from courtyard, pamment stone floor with underfloor heating, wall mounted gas boiler and pressurised water cylinder. Potential for further accommodartion if required (STP)

SAUNA

Accessed from Loggia but also (via steps) from the ensuite bathroom in No.23. Incorporates changing area, electrically heated coals and pine seating.

OUTSIDE

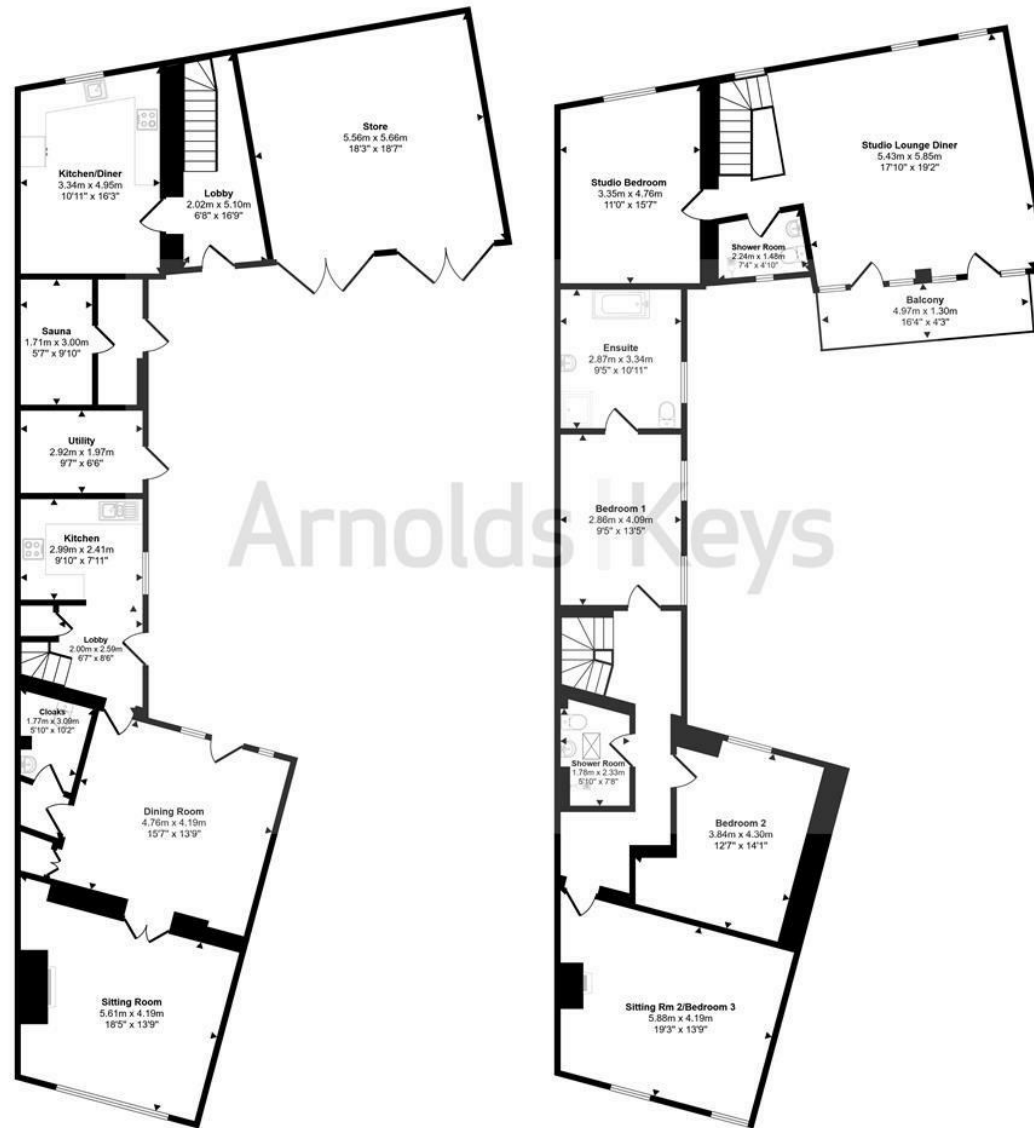
The property offers off-road parking and leads to the private courtyard which is ideal for outside dining.

AGENTS NOTE

The property is freehold, has all mains services connected and the main house has a Council Tax Rating of D and the Studio Band A.



Approx Gross Internal Area
277 sq m / 2978 sq ft



Ground Floor
Approx 138 sq m / 1482 sq ft

First Floor
Approx 139 sq m / 1496 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

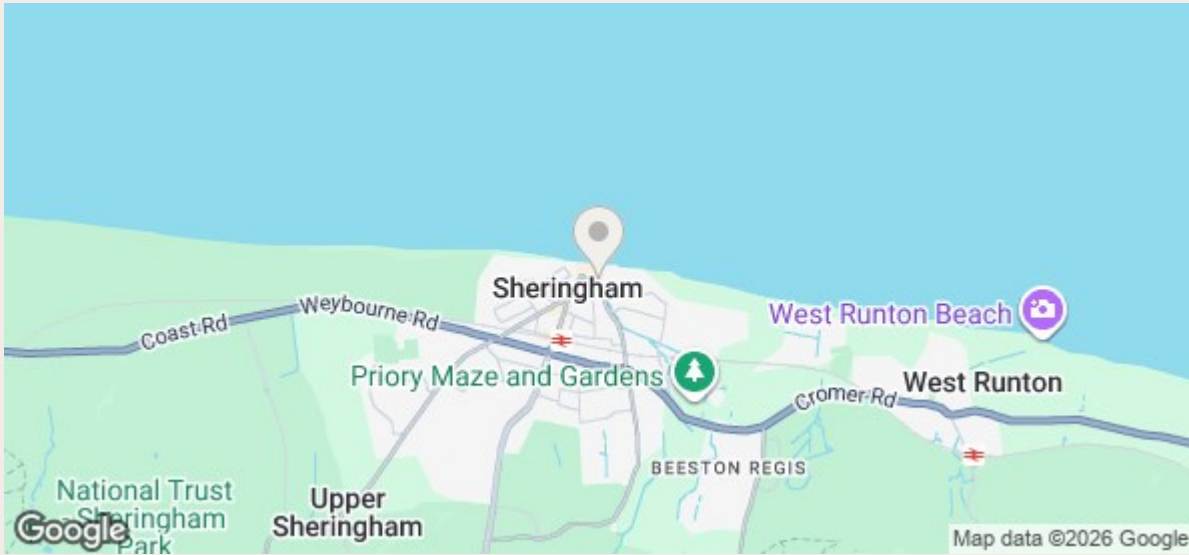


EXTERNAL

Property Details

The property offers off-road parking and leads to the private courtyard which is ideal for outside dining with access to both properties and the sauna.



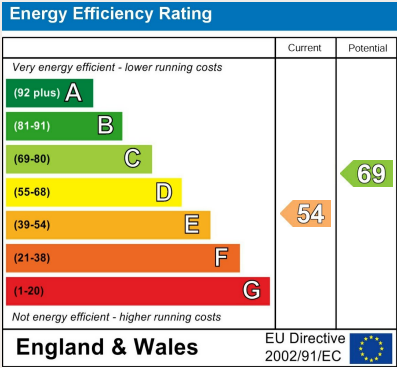


LOCATION

23 and 25 Studio Wyndham Street, Sheringham, NR26 8BA

Sheringham is a charming seaside town on the north Norfolk coast, famous for its beautiful beach, traditional character and stunning coastal scenery. The town has a lively atmosphere, with independent shops, cafés and restaurants lining its streets. Sheringham’s sandy beach is popular with visitors who enjoy swimming, walking and relaxing beside the sea. The town is also home to the Sheringham Museum, which explores the area’s rich fishing and maritime history.

Energy Performance Certificate



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