



THE STORY OF

# Church Farm Bungalow

*Weybourne, Norfolk*

**SOWERBYS**



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# Church Farm Bungalow

Sheringham Road, Weybourne, Holt, Norfolk  
NR25 7EY

Detached Four-Bedroom Residence

Impeccably Styled Interiors with  
Contemporary Finishes

Elegant Sitting Room with Smart  
TV And Seamless Connectivity

Bespoke Shaker Kitchen with  
Integrated Appliances

Luxurious Ground Floor Bathroom  
with Freestanding Bath

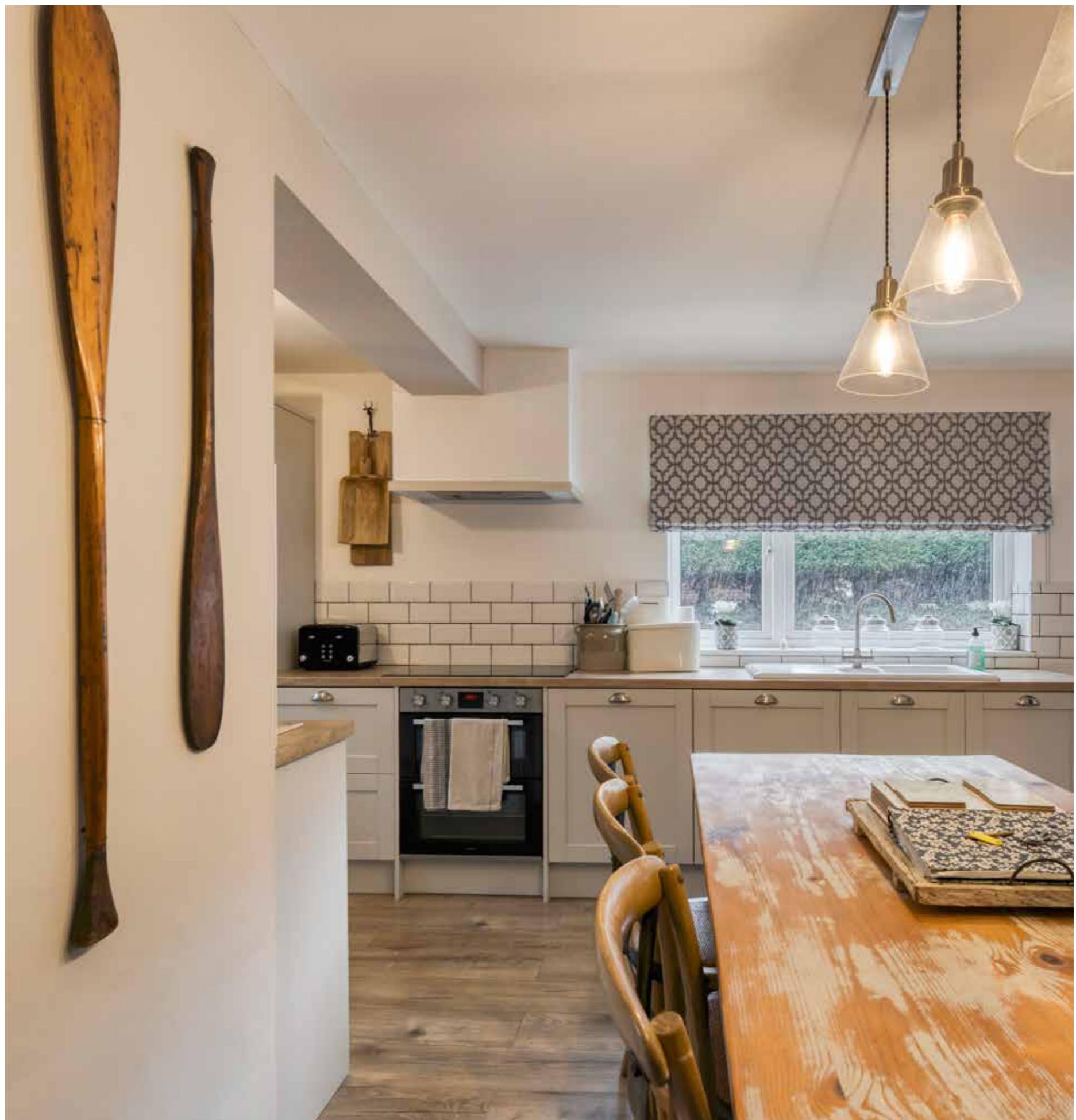
Two First Floor Bedrooms Complemented  
by Sleek Shower Room

Substantial Detached Garage  
with Utility Area And WC

Generous Private Driveway

Landscaped Gardens with  
Veranda, Terrace and Lawn

Walking Distance to Beach,  
Village Shop and Local Pub



Church Farm Bungalow presents an exceptional opportunity to acquire a distinguished detached residence in the coastal village of Weybourne, ideally positioned to enjoy the natural beauty and tranquillity of the North Norfolk coastline. Just moments from the beach, village shop and local pub, this immaculately presented home offers an enviable blend of elegance, comfort and coastal charm.

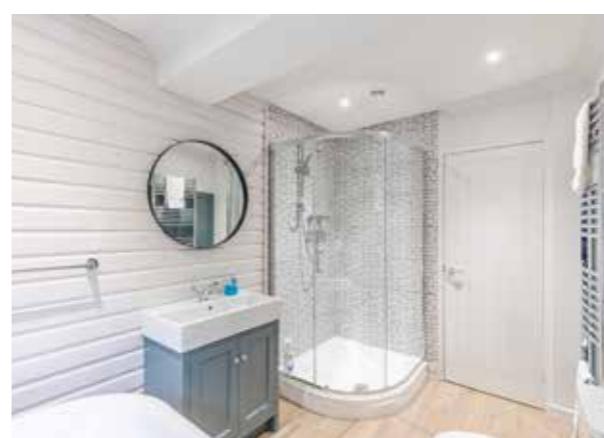
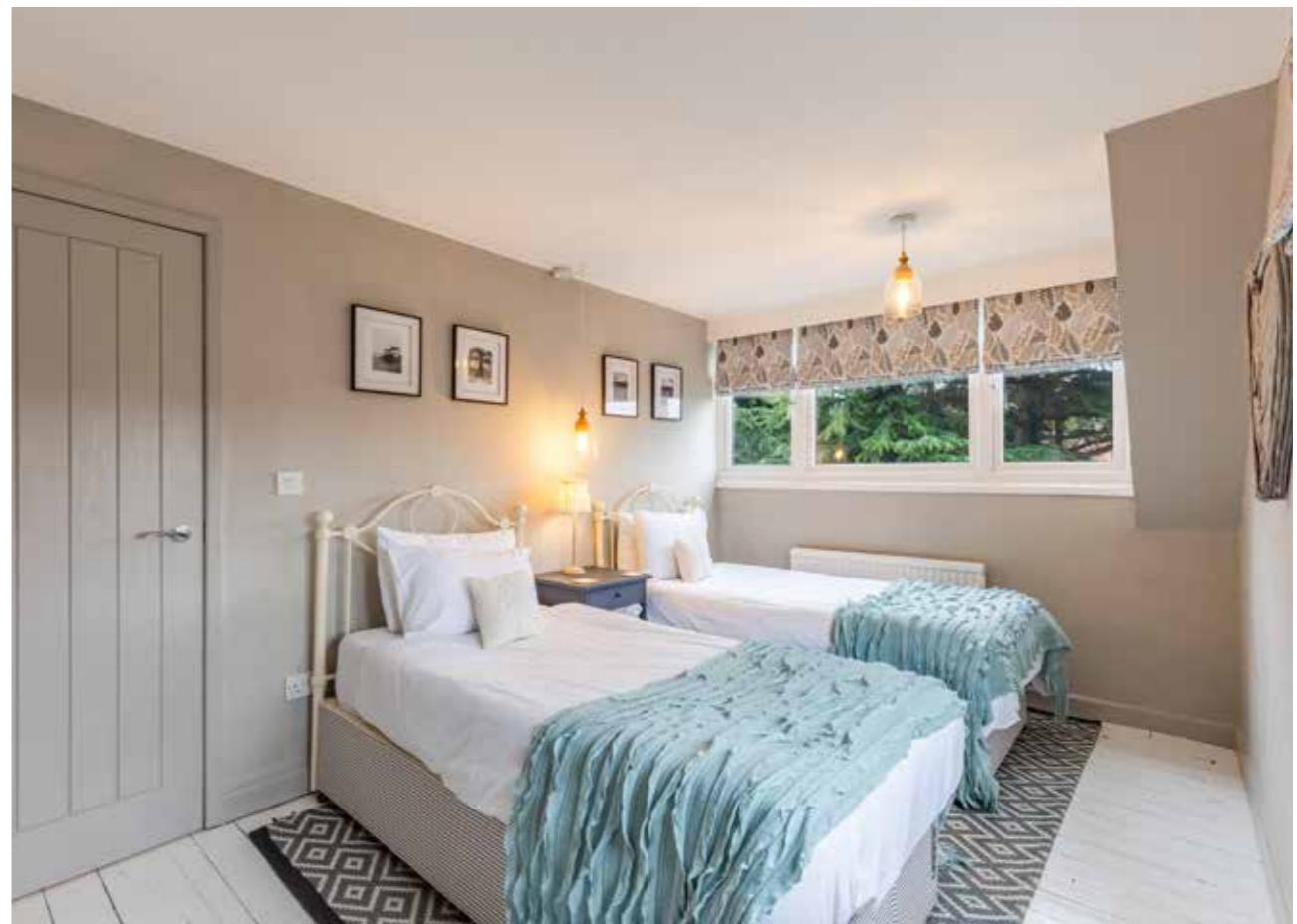
The property has been thoughtfully enhanced by the current owners to create a stylish and welcoming interior, perfectly suited to both permanent residence and weekend retreat. The accommodation extends across two floors and comprises four well-appointed bedrooms, including a generous ground floor double served by a beautifully finished bathroom with freestanding bath and separate shower, plus a versatile second double bedroom or alternative reception. Two further double bedrooms on the first floor are complemented by a shower room.

At the heart of the home, the kitchen and dining room exudes understated sophistication with classic Shaker-style cabinetry, integrated appliances and a sociable open-plan layout leading directly to the garden. The adjoining sitting room is bathed in natural light, offering a refined yet relaxed space to unwind.

Externally, the grounds extend to three sides of the property and include a gravelled frontage, side lawn, and a private rear garden with veranda and terrace, ideal for outdoor entertaining. A triple-length detached garage with storeroom, WC and utility room offers excellent scope for further use, subject to the relevant consents.

A private gate opens through the neighbouring church gardens, enhancing the property's sense of connection to the village. With the sea just 0.8 miles away, this is coastal living at its most refined.







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 Sowerbys



"A fine example of coastal living, offering beautifully balanced interiors and private gardens just moments from the shoreline."



### SERVICES CONNECTED

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

### COUNCIL TAX

Band to be confirmed.

### ENERGY EFFICIENCY RATING

E. Ref:- 0968-7039-7288-7210-3290

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: //offerings.hurt.patio

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# SOWERBYS

We are proudly supporting these Norfolk charities by organising and participating in events throughout 2025, along with making a donation for every home we sell.



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Registered office 54 Westgate, Hunstanton, Norfolk, PE36 5EL

