



## Holme Cottage

15 Cromer Road, Overstrand, NR27 0NT

**£725,000**

Freehold

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- **Prime coastal location in Overstrand, close to Cromer and local amenities**
- **Elegant period home with abundant natural light and well-balanced living spaces**
- **Four double bedrooms plus a versatile single bedroom/study**
- **Family bathroom and impressive second-floor principal suite with character windows**
- **South-facing garden perfectly suited for outdoor living**
- **Ample off-road parking suitable for multiple and larger vehicles**
- **Converted one-bedroom annexe ideal for gym, office or guest use**
- **Newly fitted solar panels and EV charging point**

Holme Cottage enjoys an enviable position within the ever-desirable coastal village of Overstrand, a setting celebrated for its unspoilt shoreline, charming community feel, and close proximity to the vibrant amenities of nearby Cromer. From scenic cliff-top walks to independent cafés, and everyday conveniences, the area offers a seamless blend of coastal tranquillity and practical living.

The ground floor reveals a home rich in character and quiet charm, where traditional features blend effortlessly with a warm and welcoming atmosphere. Generous reception spaces flow intuitively, creating a natural rhythm for both everyday living and entertaining, while carefully preserved details lend a sense of heritage and authenticity. The kitchen and adjoining living areas feel particularly inviting, offering a heart-of-the-home environment with each room unfolding into the next with an easy sense of cohesion.

Upstairs, the property continues to impress with four well-proportioned double bedrooms, complemented by a versatile single room ideal as a study or home office, alongside a well-appointed family bathroom. The second floor reveals a particularly special principal suite, where beautifully preserved character windows echo the home's Edwardian heritage, creating a space of charm and quiet distinction. It is a wonderfully private retreat, elevated both in position and in atmosphere, offering a refined sense of escape within the home.

Externally, the property is equally compelling. A south-facing garden provides a delightful setting for outdoor living, while parking serves several vehicles with ease. The former stabling has been transformed into a superb one-bedroom annexe, currently arranged as a gym/office, offering exceptional flexibility for modern lifestyles. Enhanced by newly fitted solar panels and the addition of an EV charging point, the outside space reflects both thoughtful design and a forward-looking approach to living.

## Agents Note

Council Tax: E

Mains water, electricity, drainage and gas

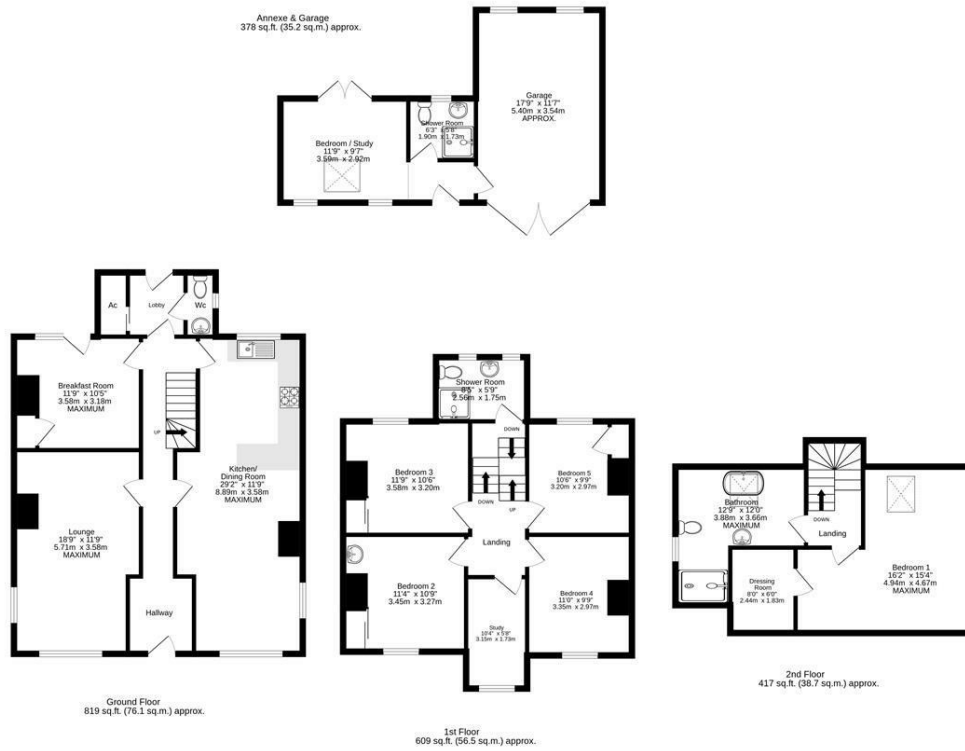








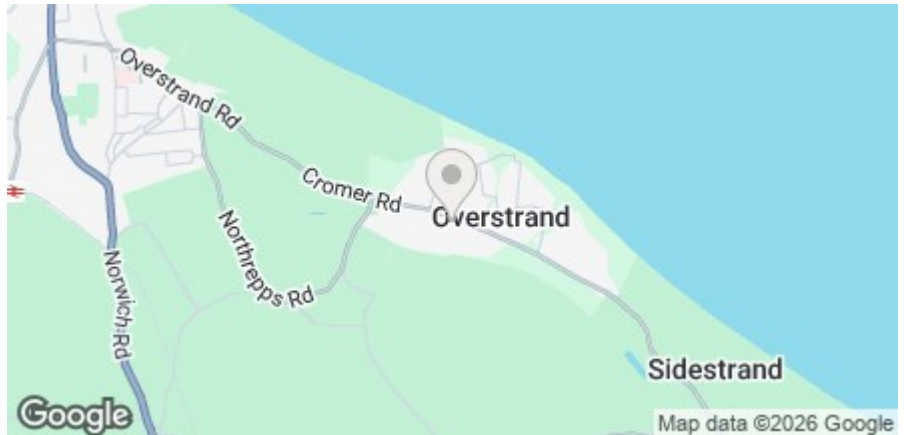




TOTAL FLOOR AREA : 2223 sq.ft. (206.5 sq.m.) approx.

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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>74</b>	<b>75</b>
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



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