



THE STORY OF

# Heath Cottage

*West Runton, Norfolk*

**SOWERBYS**



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# Heath Cottage

West Runton, Cromer, Norfolk  
NR27 9ND

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Elevated Coastal Position with  
Far-Reaching Sea Views

Set Within Approximately 12 Acres  
(STMS) of Private Grounds

Nestled in Extensive National Trust Woodland

Exceptional Open-Plan 'Great Room'  
with Panoramic Glazing

Bespoke Kitchen with Luxury  
Integrated Appliances and AGA

Principal Suite with Dressing Room and En-Suite

Three Further Generous Double Bedrooms

Family Bathroom and Separate Cloakroom

Beautifully Landscaped Gardens with  
Rhododendrons and Azaleas

Woodland Walks Leading to a Bluebell Clearing

Garaging, Outbuildings, Boules Court,  
Gazebo and Shepherd's Hut

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Elevated close to one of the highest points in North Norfolk and set within over 200 acres of protected National Trust woodland, Heath Cottage offers an exceptional combination of privacy, design and far-reaching coastal views. From its commanding position, the outlook stretches across rolling countryside from Sheringham to West Runton and out across the North Sea, creating a constantly shifting backdrop throughout the day and seasons.

Originally dating from the 1930s and comprehensively reimaged, the house has been transformed into a refined contemporary home, where considered design and high-quality materials sit comfortably alongside its original character. The result is a distinctive coastal residence, equally suited to relaxed day-to-day living and more formal entertaining.

At the heart of the home lies an impressive open-plan 'Great Room', a beautifully executed space that brings together kitchen, dining and sitting areas beneath one expansive volume. Flooded with natural light, floor-to-ceiling triple-glazed windows and sliding doors frame the surrounding landscape, all fitted with integral blinds and discreet fly screens to allow for effortless ventilation and uninterrupted views. Whether hosting or unwinding, the setting provides a striking yet calming environment, further enhanced by hydronic underfloor heating running throughout both floors.



The bespoke kitchen has been thoughtfully designed with both form and function in mind. Granite worktops, sourced as a single block from Verona, ensure continuity across both the kitchen and utility while allowing the principal sink to be seamlessly carved into the surface without joins. This pairs beautifully with travertine marble flooring from Florence and a comprehensive range of integrated appliances, including a Sub-Zero refrigerator and double-drawer dishwasher. A four-oven gas AGA introduces a sense of traditional warmth, balancing the contemporary finish with a more classic touch.

A separate utility room sits discreetly to one side, maintaining the clean lines of the main living space, and also provides access, via a characterful stained glass door, to a conveniently positioned cloakroom.



Having lived here for 35 years, we remodelled the house in 2008 to make the very most of its position and views.





The principal suite offers a peaceful retreat, complete with a dressing room and a well-appointed en-suite bathroom. Upstairs, three further double bedrooms provide generous and versatile accommodation, one benefitting from its own dressing area, all served by a stylish family bathroom.

The grounds extend to approximately 12 acres (stms) and are integral to the overall appeal. A long driveway winds through greenery, gradually revealing the house and enhancing the sense of arrival and seclusion. The immediate gardens have been carefully landscaped, with gently sloping lawns interspersed with established planting, including rhododendrons and azaleas that bring seasonal colour and structure.

Beyond this, the grounds transition into more naturalistic areas, where pathways lead through woodland and open spaces designed for exploration and quiet enjoyment. A particularly special feature is the bluebell woodland clearing, offering a peaceful and atmospheric setting beneath a canopy of trees.

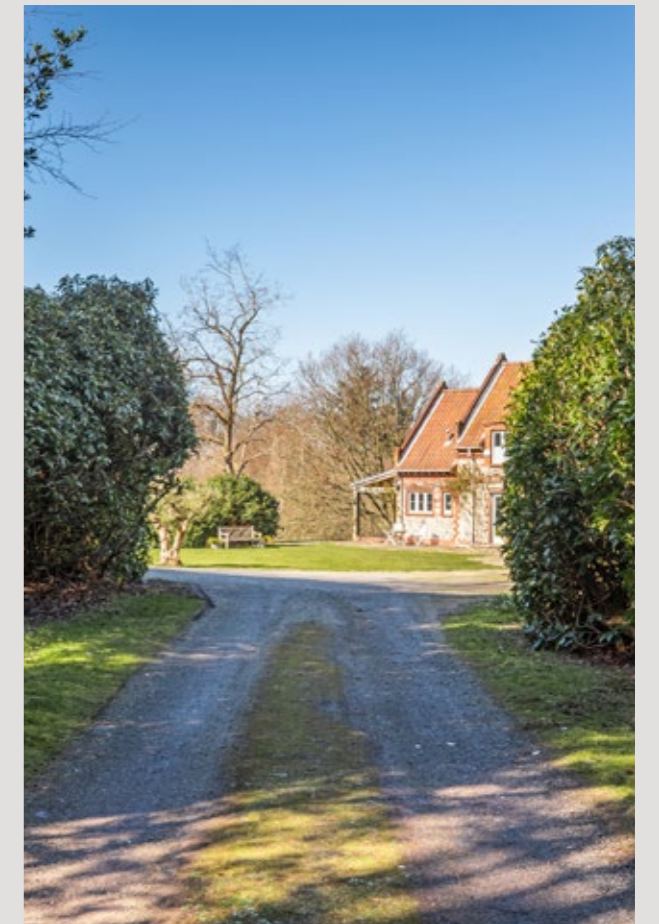
Throughout the gardens, a variety of seating areas have been positioned to make the most of both sunlight and the far-reaching views, creating ideal spaces for outdoor dining or simply taking in the surroundings. Despite the expansive outlook, there remains a strong sense of privacy and shelter.

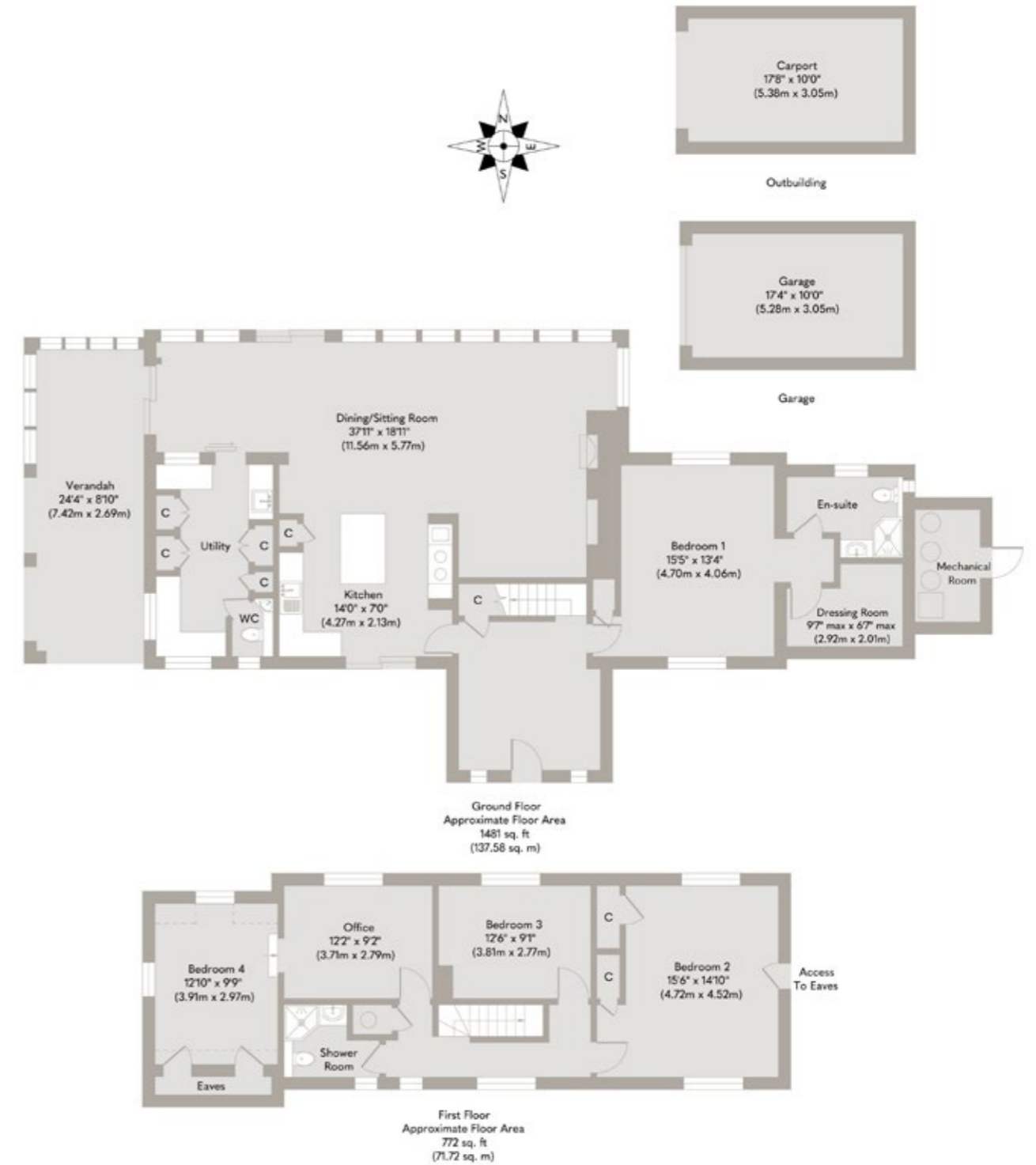
Further enhancing the lifestyle offering are a range of outbuildings and amenities, including garaging, a boules court, gazebo, shepherd's hut and additional practical spaces.

Heath Cottage represents a rare opportunity to acquire a coastal home of real distinction, combining elevation, design and complete tranquillity within one of North Norfolk's most remarkable settings.



The surrounding woodland and footpaths have provided endless opportunities for walking and exploring straight from the door.





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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# West Runton

SCENIC VILLAGE WITH FOSSIL-RICH CLIFFS AND BEAUTIFUL BEACHES

Between the Victorian seaside resorts of Cromer and Sheringham, West Runton has good road connections and a small railway station with regular services to Norwich. West Runton also has a pub - The Village Inn, restaurants, a post office, an independent school and village store. It also has a golf links course and there are nearby National Trust woodland walks. The village is famous for the West Runton Woolly Mammoth, a huge 6-700,000 year old fossilised elephant, discovered in the 1990s. West Runton is also home to the Hilltop Shirehorse Centre.

With an elegant pier, Pavilion Theatre and grand Victorian villas, many with panoramic views over the pebble and sand beach, it's easy to see why Cromer has perennial appeal to staycationers and permanent residents alike. Banksy recently visited the town on a headline-making 'spraycation' which focused the media's attention on the east side of the Norfolk coast. Spend a morning exploring the pretty boutiques and follow the lanes towards the seafront to pick up a Cromer crab – widely regarded as one of the best found in English waters, the eight-legged crustacean still provides a major source of income for the town's fishermen and simply served with bread makes an unbeatable lunch or supper!

Or push the boat out with fish and chips from No 1 Cromer, Galton Blackiston's award winning Cromer eatery perched on the clifftop. Treat yourself to a relaxing lunch at the Upstairs Restaurant where stunning sea views meet tasty seafood, or join the queue downstairs and enjoy your takeaway sitting on the wall as the seagulls soar above you for a fully immersive 'beside the seaside' experience. Follow the slope down from the clifftop to the beach and walk the shoreline or practise your hand at an afternoon skimming stones out to the horizon line.



## Note from the Vendor



“It's the combination of space, privacy and those exceptional coastal views that has made this home so special.”



### SERVICES CONNECTED

Mains water and electricity. Drainage via septic tank. Heating via ground source heat pump.

### COUNCIL TAX

Band G.

### ENERGY EFFICIENCY RATING

To be confirmed.

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: ///gift.devalued.inspects

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# SOWERBYS

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