

## 20 Main Road, Sidestrand - NR27 0LS

£325,000 Freehold

Chain-free Grade II Listed brick-and-flint Tudor cottage • Coastal village setting with sea views • Moments from the coastal path and near Cromer • Wealth of original period features throughout • Three bedrooms, attic and cellar • Generous gardens with rear terrace, outbuilding and ample off-road parking

**henleys**  
ESTATE AGENCY SIMPLIFIED

01263 511111  
[cromer@henleyshomes.co.uk](mailto:cromer@henleyshomes.co.uk)

ESTATE AGENCY SIMPLIFIED

Set within the peaceful coastal village of Sidestrand, Sea End Cottage is a remarkable Grade II Listed brick-and-flint home enjoying far-reaching views towards the sea and an abundance of original Tudor character. Positioned just moments from the coastal path and within easy reach of Cromer, the property occupies a wonderfully private setting that perfectly captures the charm of the North Norfolk coastline. Rich in history and architectural detail, this enchanting cottage offers an increasingly rare opportunity to acquire an authentic period home in one of the area's most sought-after coastal villages.

Believed to date back several centuries, the cottage has been beautifully preserved and retains a wealth of original features throughout, including exposed beams, pamment flooring, wooden panelling and an impressive Tudor fireplace. The accommodation is both warm and versatile, centred around a welcoming sitting room with wood burner and a charming dining room filled with character, natural light and access to the cellar. The kitchen and adjoining utility space provide a practical yet sympathetic contrast to the home's historic origins, whilst upstairs, three beautifully proportioned bedrooms and an attic offer flexible accommodation suited to both permanent living and coastal escapes alike. Planning permission and listed building consent were previously granted for a substantial double-height rear extension, presenting exciting potential for future enhancement.

Outside, the cottage continues to impress with a generous rear terrace and extensive lawned gardens enjoying open countryside views stretching towards the coastline beyond. To the front, a large driveway provides ample off-road parking alongside a traditional cottage garden and useful outbuilding storage. Whether as a characterful permanent residence, a refined holiday retreat or an established investment opportunity, Sea End Cottage offers a rare combination of heritage, coastal beauty and lifestyle appeal — all within one of North Norfolk's most picturesque settings.

#### **Council Tax**

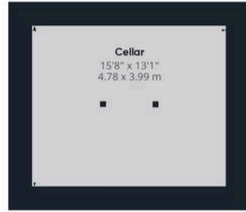
Band B.

#### **Services Connected**

Mains water and electricity. Drainage to septic tank. Oil-fired central heating.



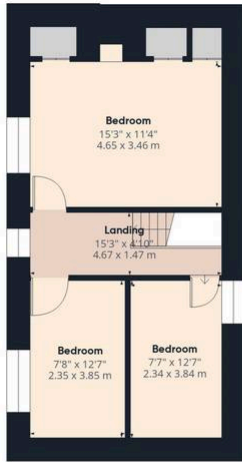




Floor -1



Ground Floor



Floor 1



Approximate total area<sup>(1)</sup>

1208 ft<sup>2</sup>  
112.3 m<sup>2</sup>

Reduced headroom

6 ft<sup>2</sup>  
0.6 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

## Come in & see us

If you'd like to know more about this home, get in touch or pop into our Cromer branch. Whether it's a quick question about the property or a chat about selling your own home, we're here to help with straightforward advice.



15 West Street, Cromer, Norfolk, NR27 9HZ

01263 511111 • [hello@henleyshomes.co.uk](mailto:hello@henleyshomes.co.uk) • [henleyshomes.co.uk](http://henleyshomes.co.uk)

These particulars and measurements whilst believed to be accurate, are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give representation or warranty in respect of the property.

