



## St. Marys Cottage, 3 St. Marys Road, Cromer - NR27 9DJ

Freehold

Exclusive courtyard setting just moments from Cromer beach and town centre • Beautifully finished three-bedroom home completed in 2021 by Ilex Homes • Stunning open-plan kitchen/dining space with bi-fold doors • High ceilings, elegant interiors and luxurious bath/shower rooms • West-facing landscaped courtyard garden with private outdoor space

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Tucked away within a discreet and exclusive courtyard setting on St Mary's Road, St Mary's Cottage enjoys an enviable position just moments from Cromer's vibrant town centre, iconic pier and expansive shoreline. This handsome coastal home forms part of a small collection of beautifully crafted residences, perfectly placed to enjoy the best of North Norfolk living; from independent boutiques and renowned seafood restaurants to long walks along the beach and the charm of this ever-popular seaside town. Quietly positioned yet wonderfully connected, the property offers a rare sense of privacy in the heart of Cromer.

Completed in 2021 to an exceptional standard, the cottage has been thoughtfully designed with elegant proportions, high ceilings and stylish interiors throughout. The welcoming sitting room enjoys sash-style windows and a calm, refined atmosphere, whilst the impressive open-plan kitchen and dining space forms the true heart of the home. Bespoke Shaker cabinetry, stone worktops and a central island create a timeless yet highly sociable setting, complemented by bi-fold doors opening directly onto the west-facing courtyard garden. Upstairs, three beautifully presented double bedrooms are served by luxurious bath and shower rooms, including a superb principal suite with its own en-suite.

Outside, the landscaped courtyard garden has been designed for low-maintenance coastal living, enjoying a sunny west-facing aspect with mature planting, gravel pathways and useful storage. Whether as a permanent residence, elegant weekend retreat or turn-key holiday let investment, St Mary's Cottage offers an exceptional opportunity to acquire a beautifully finished home in one of North Norfolk's most sought-after coastal locations — combining modern comfort, understated luxury and an effortless seaside lifestyle.

### **EPC Rating**

C.

### **Council Tax**

Band C.

### **Services Connected**

Mains water, electricity and drainage. Gas-fired central heating.







Ground Floor



Floor 1



Approximate total area<sup>(1)</sup>  
1133 ft<sup>2</sup>  
105.3 m<sup>2</sup>

(1) Excluding balconies and terraces

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

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## 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.



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