



LITTLE SCHOOL HOUSE

Sheringham, NR26 8BJ

£350,000

Freehold

LITTLE SCHOOL HOUSE

4 Cliff Road
Sheringham
NR26 8BJ

- Brick & flint character cottage
- Stone's throw from the beach & town centre
- Three bedrooms
- Cosy Lounge with wood burner
- Dining room
- Kitchen breakfast room
- Original sash windows
- Gas central heating
- Courtyard garden
- No onward chain





An opportunity to acquire a truly special piece of Sheringham's history, Little School House is a charming brick & flint Norfolk cottage, ideally positioned in the heart of the town & just a short stroll from the beach. This characterful property offers a rare combination of period charm, an enviable coastal location & beautifully presented accommodation.

Today, Little School House operates as a successful holiday let, creating an attractive opportunity for those looking for a ready-made coastal retreat or an investment with established holiday appeal. Equally, its welcoming proportions & wonderfully convenient position make it an appealing choice as a permanent home, particularly for those wishing to embrace the relaxed pace & character of life on the North Norfolk coast. From here, the best of Sheringham is quite literally on the doorstep, with independent shops, cafés, restaurants & traditional pubs close by, while the sandy beach and seafront are only a short walk away.

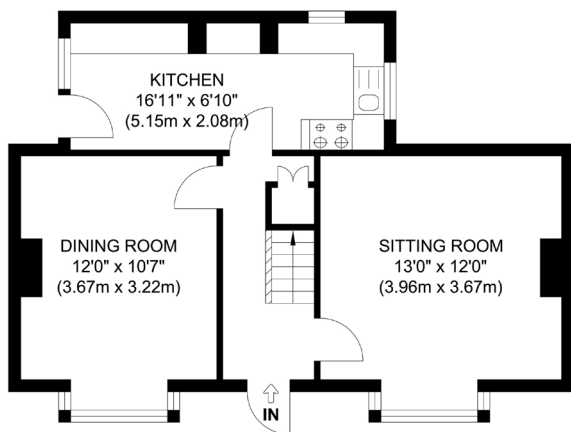
Inside, the cottage has a warm and inviting atmosphere, with the character of the original building complemented by comfortable modern living. The cosy sitting room provides the perfect place to retreat at the end of the day, centred around a wood-burning stove that adds both warmth and ambience during the cooler months. A separate dining room provides a lovely setting for relaxed meals & entertaining, while the accommodation has been arranged to make the most of the available space & create a comfortable home from home. The combination of exposed brick & flint, traditional proportions & carefully considered presentation gives the property a distinctive sense of character that is increasingly difficult to find.

Outside, the cottage enjoys a charming enclosed front walled garden, providing a private space to sit & enjoy the atmosphere of this historic coastal town. To the rear, a small courtyard offers further outside space, ideal for morning coffee, an evening drink or simply somewhere to enjoy a little fresh air after a day exploring the coast. With the beach, town centre and an abundance of local amenities all within easy walking distance, Little School House presents an exceptional opportunity to own a property where history, character and coastal living come together beautifully.

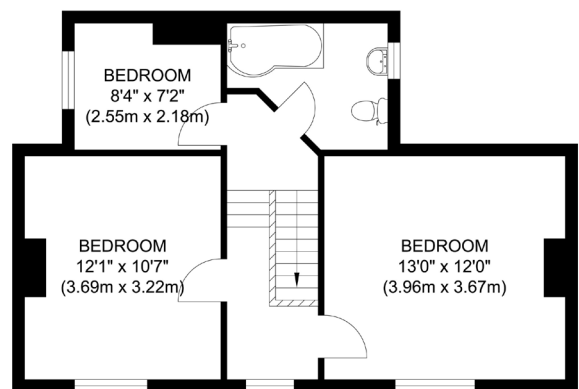








GROUND FLOOR



FIRST FLOOR

Little School House, 4 Cliff Road, Sheringham, NR26 8BJ

Illustration for identification purposes only, measurements are approximate, not to scale.

Services connected: Mains water, electricity, gas & drainage.

Council Tax: To be confirmed.

Energy Efficiency Rating: D.

Tenure: Freehold.

Location: What3words – [///creatures.transmit.sailor](#)

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