



INTRODUCING

Wagtail Cottage

Beeston Common, Norfolk

SOWERBYS

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THE STORY OF

Wagtail Cottage

75 Beeston Common, Sheringham
Norfolk, NR26 8EU

Offered Chain Free

Detached Cottage

Coastal Location

Woodburning Stoves

Three Story Accommodation

Views of Beeston Common

Light Filled Conservatory

Three Comfortable Bedrooms

SOWERBYS HOLT OFFICE
01263 710777
holt@sowerbys.com

This well-presented home offers beautifully arranged accommodation across three floors, combining character features with modern practicality. At ground level are two comfortable reception rooms, each centred around a wood-burning stove, creating warm and inviting spaces. The kitchen has been stylishly fitted with contemporary units and is complemented by a bathroom and a UPVC conservatory/utility room, providing additional versatility and access to the garden.

On the first floor, the landing leads to two well-proportioned bedrooms, whilst the second floor is dedicated to an impressive principal bedroom suite featuring a Juliet balcony and en-suite shower room.

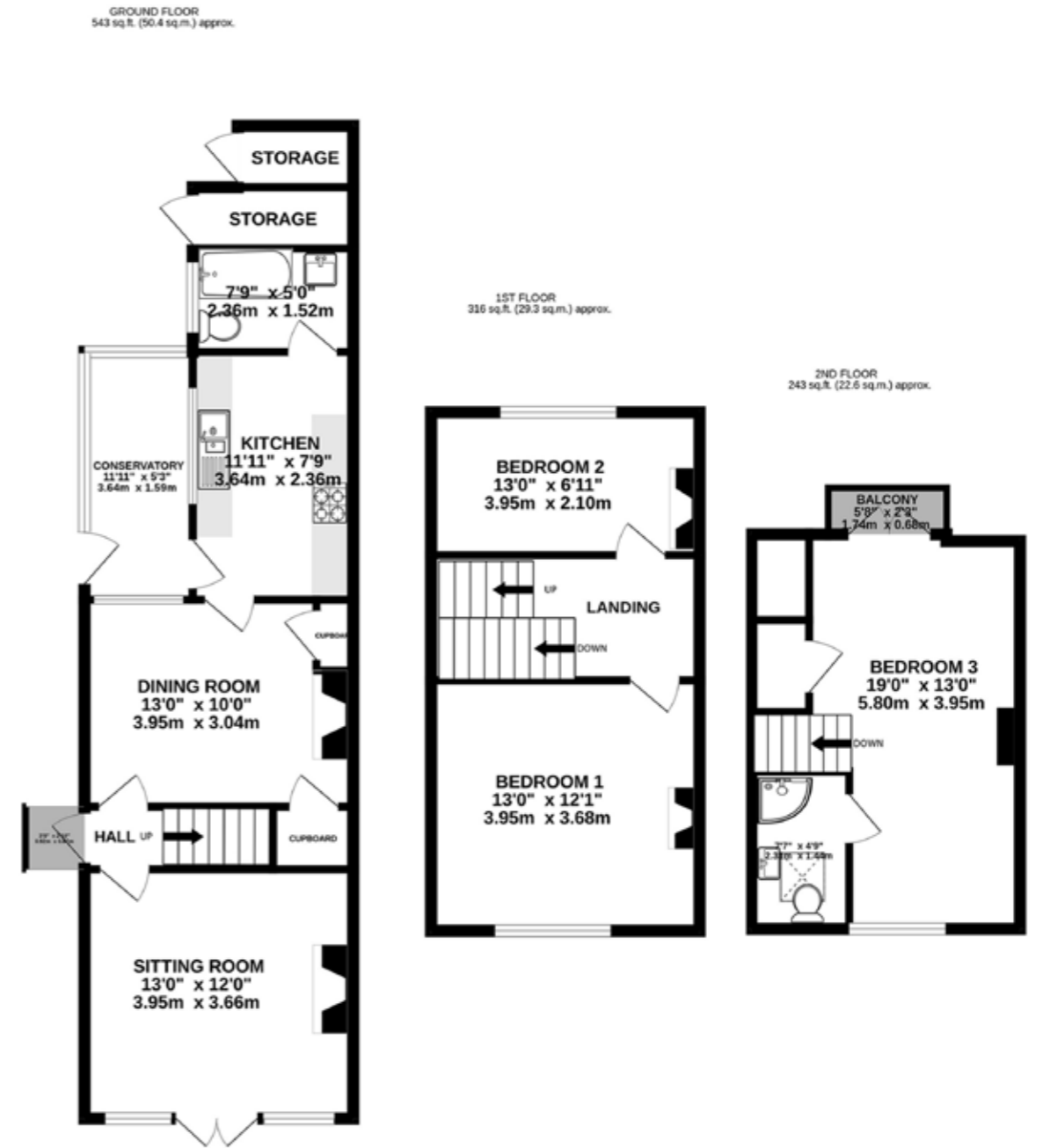
The property further benefits from UPVC double glazed windows and doors throughout, together with gas-fired central heating.

Outside, a small front garden with gated side access leads through to a generously sized enclosed rear garden, offering a wonderful space for outdoor dining and family enjoyment. To the front of the property is off-street parking. The house is also offered with no onward chain.

The cottage sits in an enviable position on Beeston Common, a Site of Special Scientific Interest (SSSI) and enjoys stunning views to the front and back.

Situated in a peaceful location within walking distance of Sheringham town, the beach, and the coastal path, this property offers a wonderful retreat for families, nature lovers, or anyone seeking a relaxing escape by the coast. Currently operating as a successful holiday let, with details available on request, it presents an excellent turnkey investment opportunity or a charming private home.





WAGTAIL COTTAGE, 75 BEESTON COMMON, BEESTON REGIS NR26 8EU
TOTAL FLOOR AREA: 1102 sq.ft. (102.4 sq.m.) approx.

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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Sheringham

ALL ABOARD TO THE SUBLIME SEASIDE

Sheringham, a traditional seaside town, blends history with vibrant community life. Established around 900 AD by a Viking warlord, it evolved into a bustling farming and fishing town. The arrival of the railway in the 19th century transformed Sheringham, fostering a mix of architectural styles that still charm today.

The town boasts a thriving high street with independent shops and tourist spots. Nearby, the North Norfolk Railway offers nostalgic steam and diesel train rides to Holt. Down at the Blue Flag beach, visitors enjoy stone-skimming and coastal views.

Sheringham's heritage shines at The Mo museum, featuring retired lifeboats and insights into the Sheringham Shoal Offshore Wind Farm. The Sheringham Little Theatre, a local gem, hosts renowned actors and vibrant seasonal shows, while The Hub offers a cozy community café atmosphere.

The town celebrates its Viking roots with annual themed events, including a Crab and Lobster Festival with Cromer and a lively August carnival. Nature lovers can escape to Beeston Bump for stunning coastal panoramas or explore Repton Walk in Sheringham Park for sweeping countryside views.

Sheringham is not just a town but a vibrant community nestled between sea and countryside, offering a perfect blend of heritage, nature, and coastal charm.



Note from Sowerbys



“A wonderful cottage full of warm spaces and character.”



SERVICES CONNECTED

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

COUNCIL TAX

Council Tax is not required for this property due to it being a holiday let.

ENERGY EFFICIENCY RATING

E. Ref:- 2488-3021-7216-2646-4920.

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: ///dreams.cello.potions

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SOWERBYS

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Registered office 23 Tuesday Market Place, King's Lynn, England, PE30 1JJ

