



THE STORY OF

3 Pear Tree Cottages

East Runton, Norfolk

SOWERBYS



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East Runton, Norfolk
NR27 9PN

Desirable East Runton Coastal Location

Charming Modern Brick and Flint Cottage

Three Generous Double Bedrooms

Principal Bedroom with En-Suite

Fully Renovated Throughout in 2023

Bespoke Kitchen with Quartz Worktops

Rangemaster and Neff Appliances

Characterful Sitting Room with Wood Burner

Private, Mature Cottage Garden

Parking for Two Cars

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Set within the coastal village of East Runton, this beautifully presented brick and flint cottage combines traditional North Norfolk character with contemporary comfort. Carefully renovated throughout in 2023, it offers a stylish, practical home within easy reach of both countryside and coast.

Positioned close to East Runton Common, the setting is peaceful, with open green space nearby and the beach around a ten-minute walk away. Cromer, Sheringham and the wider North Norfolk coastline are also easily accessible.

Extending to approximately 1,085 sq ft, the accommodation has been thoughtfully arranged for everyday living and entertaining. At its heart is a generous open-plan kitchen and dining space, featuring bespoke cabinetry, quartz worktops and a comprehensive range of Rangemaster and Neff appliances.

A separate sitting room offers a comfortable retreat, with exposed timber beams and a wood-burning stove adding warmth and character. Glazed doors lead through to the conservatory, creating a natural connection with the garden beyond.

Upstairs are three well-proportioned double bedrooms. The generous principal bedroom benefits from a beautifully refitted en-suite bathroom, while a contemporary family bathroom serves the remaining bedrooms.

The extensive 2023 renovation included a bespoke kitchen and new bathrooms, boiler and radiators, flooring, carpets, blinds, curtains and comprehensive redecoration, creating a home that is ready to enjoy from the outset.

Further benefits include a professionally boarded loft with built-in ladder access and ample parking for two cars.

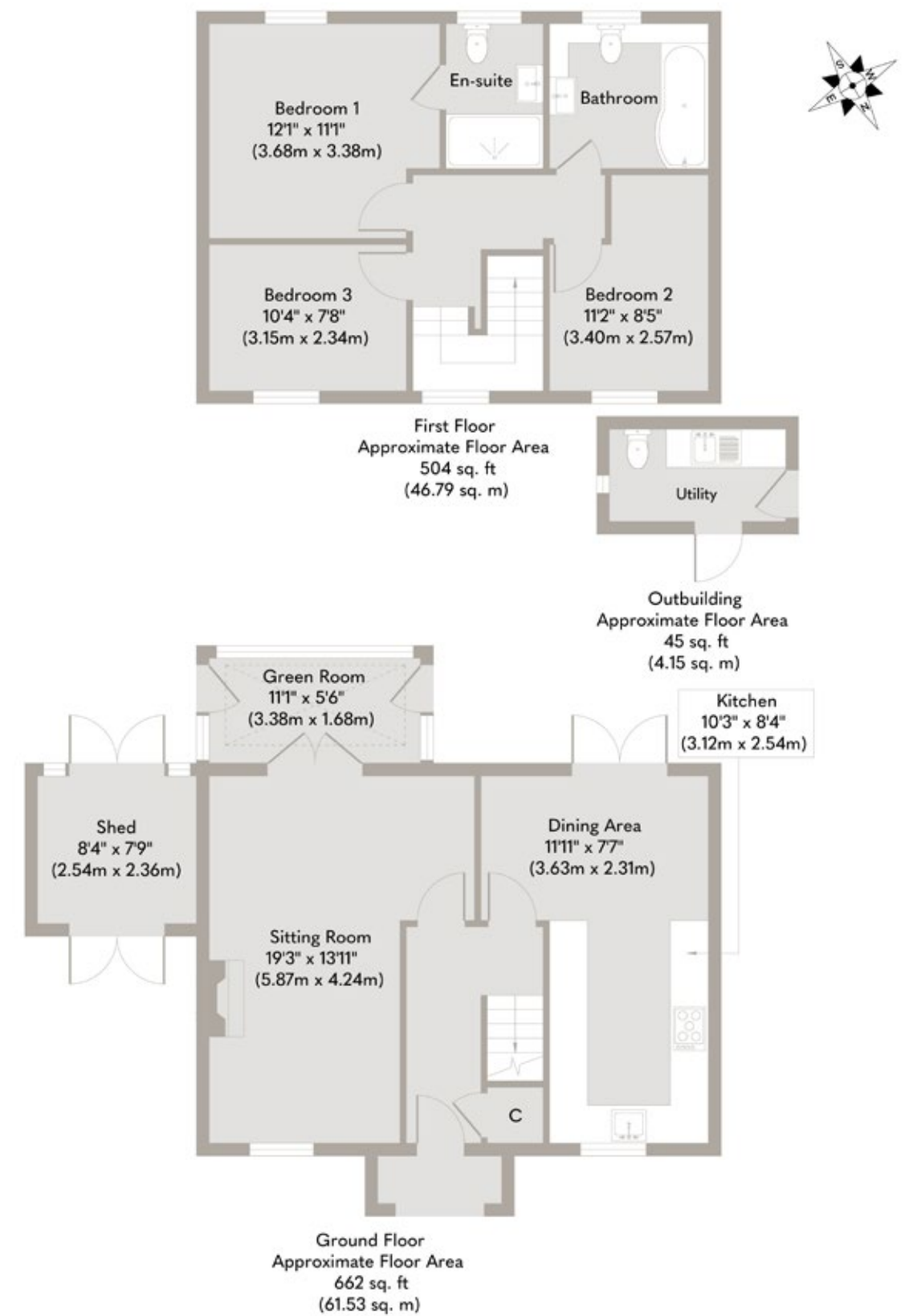




The cottage garden is a particularly charming feature, enclosed by mature planting and thoughtfully landscaped with an abundance of shrubs, roses and established greenery. A winding paved path creates a series of secluded spaces, giving the garden a wonderfully private, almost secret-garden feel. There is also a useful outbuilding which houses a refitted utility room with sink, WC, washing machine and tumble dryer.

Whether envisaged as a permanent home, a coastal retreat or a highly appealing second home, this is a property that captures much of what makes North Norfolk so desirable: village life, countryside, access to the sea and a strong sense of place, all combined with beautifully considered modern living.





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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East Runton

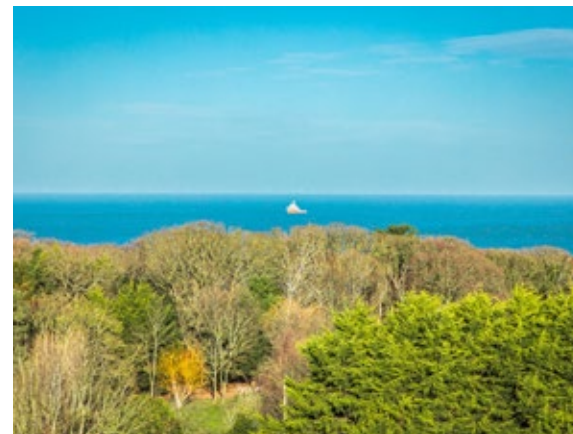
A COASTAL HIDEAWAY NESTLED
BETWEEN TWO VICTORIAN RESORTS

East Runton is between the Victorian seaside resorts of Cromer and Sheringham. It's a pretty coastal village which runs into West Runton with its independent Beeston Hall School. It has a duck pond and a village green. On the edge of the village there is a general store, a newsagents and two pubs. There are good road connections and nearby in West Runton is a small railway station with regular services to Norwich. Also nearby at West Runton is the home of the Hillside 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 nearby Cromer has perennial appeal to staycationers and permanent residents alike. Banksy recently visited the town on a headline-making 'spraycation', and in recent years there has been a regular flow of relocaters from the capital and home counties looking for a life by the sea. This, in turn, has triggered an 'on the up' momentum for the area and seen fabulous start-up businesses breathe new life into the streets surrounding the town centre.

Widely regarded as one of the best found in English waters, the Cromer crab 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. 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.

With a good selection of schools it's easy to see the appeal of this gorgeously gentrified town for young families as a place to put down roots. Come discover if it's the place for you too...



Note from the Vendor



Courtyard garden

"We have loved how peaceful and quiet it is here; you can hear birdsong throughout the day."



SERVICES CONNECTED

Mains water, electricity and drainage. Gas central heating.

COUNCIL TAX

Band C.

ENERGY EFFICIENCY RATING

C. Ref:- 2120-0735-5040-4104-2921

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: ///stub.retailing.aims

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SOWERBYS

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