



NEWLYN

Broomhill, East Runton, NR27 9PF
Guide Price £900,000

BROWN & CO



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DESCRIPTION

Newlyn is a striking detached property that has been completely reimagined, extended, and beautifully transformed by the current owners. By adding a brand new first floor and extending the footprint, this individual residence has evolved into an expansive, contemporary home designed for flexible modern living. No stone has been left unturned in its execution, offering a flawless turn-key finish where premium craftsmanship meets stylish design. A particular highlight of this exceptional property is the substantial double garage building, which features a fully equipped, self-contained space on the first floor, offering incredible potential as an independent annexe or guest suite.

The ground floor layout comprises an entrance hallway, a lounge opening to an open plan kitchen/dining room, a utility room, a cloakroom, and a family bathroom. It also offers two/three versatile bedrooms, including a double suite with a walk-in wardrobe. The new first floor features a magnificent master suite, an additional double suite, a final double bedroom and a dedicated plant room.

Outside, the property sits within beautifully maintained enveloping gardens, supported by ample off road parking. Alongside the main home sits the double garage, which houses a self-contained annexe complete with its own kitchen, double bedroom and shower room. A detached garage with a dedicated workshop and separate accessible storage area provides further excellent practical space.

LOCATION

Location is everything, and Broomhill delivers the absolute best of North Norfolk living. Residents are treated to a true "walkers' paradise" with immediate access to scenic strolls across the common and directly down to East Runton's stunning beach, which is widely regarded as one of the finest in the area. The village itself retains a wonderful community feel, offering local shops, independent cafes, traditional pubs, and restaurants just a short walk away.

Furthermore, the bustling Victorian resort town of Cromer is just over a mile away, granting effortless access to enhanced amenities, supermarkets, and rail links.

The cathedral city of Norwich is just twenty-four miles away. From Norwich there are direct trains to London Liverpool Street. Norwich Airport is a convenient worldwide gateway via Schiphol Airport.



SPECIFICATION

- **Prime Coastal Village Position:** Tucked away in a quiet, highly desirable location within the premier coastal village of East Runton.
- **Moments from the Coast:** Perfectly positioned for direct, easy walking access straight down to East Runton's stunning beach.
- **Total Transformation:** Completely extended and modernised from top to bottom, offering a flawless, turn-key finish.
- **Contemporary Living Space:** Spacious lounge opening into a high specification kitchen/dining room with integrated appliances.
- **Five/Six Bedroom Main House:** Substantially enlarged with a stunning new first floor addition.
- **Three Premium En Suites:** Highly practical layout including a ground floor suite with a walk-in wardrobe and a magnificent first floor master suite.
- **Self-Contained Annexe Potential:** Detached double garage featuring its own kitchen, double bedroom, and shower room.
- **Excellent Practical Outbuildings:** A separate, independent garage complete with a dedicated workshop and storage area.
- **Enveloping Gardens:** Beautifully maintained gardens surround the property, offering excellent privacy and outside space, measuring approx. 0.4 acres (stms).
- **Ample Off-Road Parking:** Extensive driveway providing generous parking space for multiple vehicles.

GENERAL REMARKS & STIPULATIONS

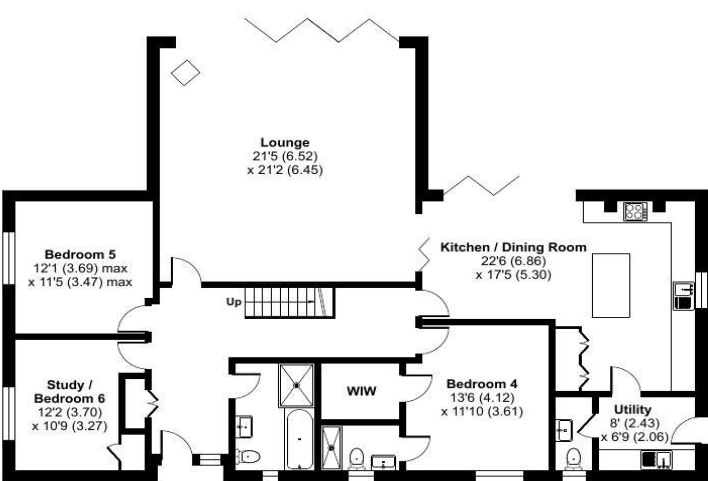
Intending purchasers will be asked to produce original Identity Documentation and Proof of Address before solicitors are instructed.



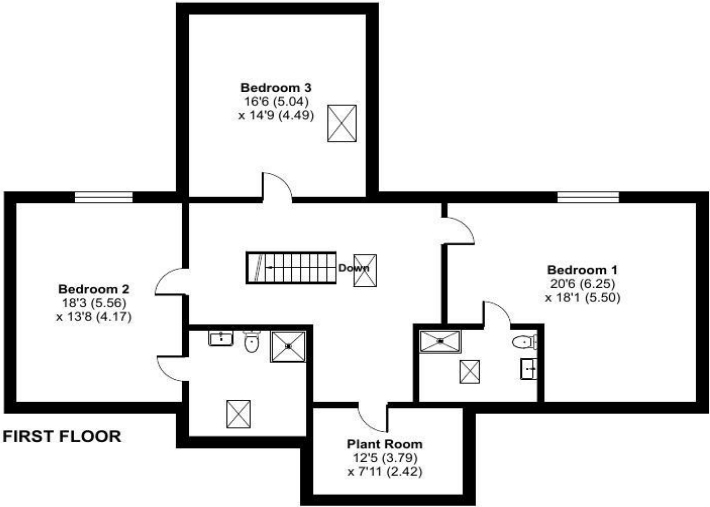


Newlyn, Broomhill, East Runton, Cromer, NR27

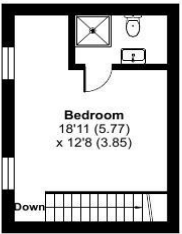
Approximate Area = 3078 sq ft / 285.9 sq m
Garage = 596 sq ft / 55.3 sq m
Total = 3674 sq ft / 341.2 sq m
For identification only - Not to scale



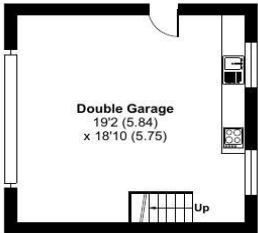
GROUND FLOOR



FIRST FLOOR



GARAGE FIRST FLOOR



GARAGE GROUND FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © ncthecom 2026. Produced for Brown & Co. REF: 1516129

Score	Energy rating	Current	Potential
92+	A		
81-91	B	83 B	85 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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