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THE STORY OF

Rose Cottage

Weybourne, Norfolk

SOWERBYS



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Rose Cottage

The Street, Weybourne, Norfolk
NR25 7SY

Classic Brick and Flint Norfolk Cottage

Superb Coastal Village Location

Short Walk to Weybourne Beach

Three Well-Proportioned Bedrooms

Principal Bedroom with En-Suite Shower Room

Beautiful Free-Standing Bath
and Separate Shower

Spacious Sitting Room with Feature Fireplace

Flexible Snug and Open-Plan Dining Space

Garage and Games Room

SOWERBYS HOLT OFFICE

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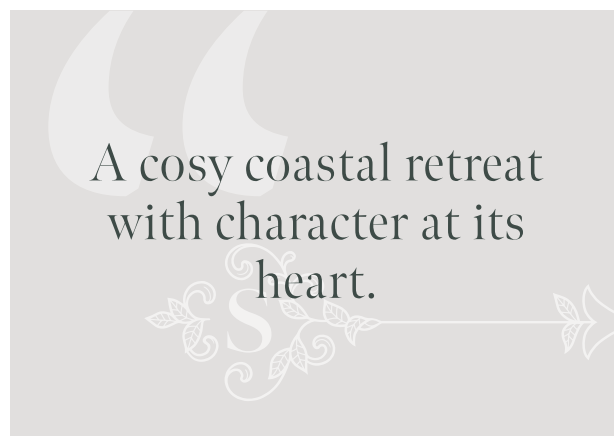
Tucked away in the heart of Weybourne, Rose Cottage is a beautifully characterful home where traditional Norfolk architecture meets relaxed coastal living. With its distinctive red brick and flint elevations, pantile roof, exposed timbers and wealth of period detail, the cottage feels perfectly at home in its setting, while offering generous and versatile accommodation just a short stroll from the beach.

The ground floor has an appealing sense of flow, with a welcoming sitting room centred around a traditional fireplace, a separate snug, generous dining room and well-equipped kitchen. Together, these spaces create a sociable arrangement for everyday family life and entertaining, while a separate utility area and WC add further practicality.

Upstairs are three comfortable bedrooms, including a principal bedroom with its own en-suite shower room. The remaining bedrooms offer excellent flexibility for family, guests or home working, while the family bathroom combines a traditional freestanding bath with a separate walk-in shower.

One of Rose Cottage's most distinctive features is the detached flint and timber-framed games room. With exposed roof timbers, flint walls and generous proportions, it provides an impressive space for entertaining and recreation, while also lending itself to use as a home gym, studio, hobby room or additional informal living space.

Outside, a gravelled area provides off-road parking for two cars alongside a garage, while enclosed courtyard and terrace areas offer private places to sit, dine and enjoy the sunshine. Established planting, mature hedging and traditional flint walls add to the sense of seclusion. With the beach and coastal path close by, Rose Cottage is wonderfully placed for morning walks, long lunches, family holidays and cosy evenings by the fire.





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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Weybourne

HIGHLY HISTORICAL AND
COASTAL VILLAGE

Just three miles west of Sheringham, Weybourne is familiar to many as a stop on The Poppy Line steam railway, which is a magnificent way to arrive at this unspoilt coastal village. You might spot pretty Weybourne Windmill as you ride the line, which local legend says once signalled to smugglers with the turn of its sails whether the coast was clear to land.

The mill was later home to Mr and Mrs Dodds who were arrested as spies during World War II, after police spotted the couple using the windmill to signal out to sea and discovered a radio transmitter. East Anglia's proximity to Europe meant it played a key role in the war effort and a secret World War II military site to the left of the village, Weybourne Camp, which was visited by Churchill is now home to the Muckleburgh Collection, one of the UK's largest privately owned displays of guns and military vehicles.

Following Station Road, turn into Church Street where the medieval All Saints Church sits, and behind it Weybourne Priory, once home to Augustine monks. Further along is The Ship Inn, a traditional village pub which has been serving locals since the 1800s. Enjoy one of its wide selection of local ales and artisan gins as you enjoy seafood freshly caught just footsteps away. If you follow Beach Lane down to the coastline, you might see the boats which fish the waters for their catch.

Take the coastal path west towards pretty Cley and Salthouse Marshes or head east back to Sheringham. Surrounded by fields, woodland and heathland in an Area of Outstanding Natural Beauty, with its village shop, tea room, many traditional cottages and period homes this is a wonderful place to call home.



Note from the Vendor



“Being just a two-minute walk from the sea, it’s so lovely having the coast right on our doorstep.”



SERVICES CONNECTED

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

COUNCIL TAX

Band to be confirmed.

ENERGY EFFICIENCY RATING

D. Ref - 6536-3020-6609-0815-7206

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: ///banter.bongo.equipping

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SOWERBYS

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