



THE STORY OF

# Erpingham House

*Overstrand, Norfolk*

**SOWERBYS**



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39 Cromer Road, Overstrand, Norfolk  
NR27 0NT

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Detached Period Property in a Highly  
Sought-After Coastal Village

Thoughtfully Extended to Combine  
Character and Modern Living

Two Elegant Front Reception Rooms  
with Period Fireplaces

Stunning Extension Incorporating Open-Plan Kitchen/  
Dining/Reception Space with Bi-Fold Doors

Ground Floor Bathroom and Separate Utility Room

Four Generously Sized Bedrooms

Principal Suite with Walk-In Wardrobe,  
En-Suite, and Private Terrace

Distant Sea Views from Front-Facing Bedrooms

Beautifully Landscaped Rear Garden with  
Studio and Ample Front Parking

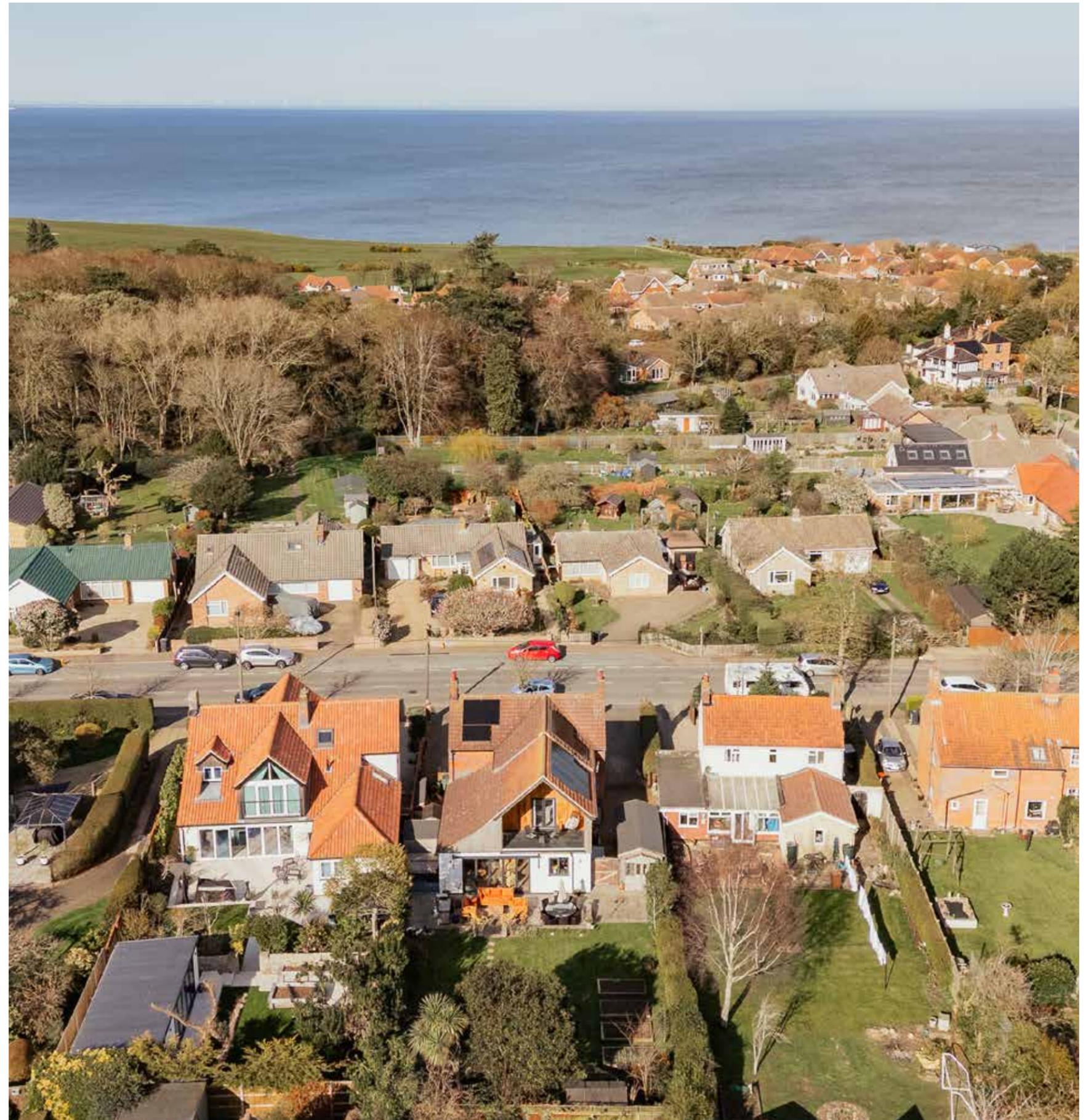
Efficient B rated EPC, with Solar Panels and Batteries

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A beautifully presented detached period residence, Erpingham House is ideally situated on Cromer Road in the highly sought-after coastal village of Overstrand. This charming home has been thoughtfully extended by the current owners, seamlessly blending character features with contemporary living.

To the front of the property are two elegant formal reception rooms, both featuring period fireplaces that create warm and inviting spaces. To the rear, a stunning modern extension forms the heart of the home - an impressive open-plan kitchen, dining, and reception area flooded with natural light from expansive bi-folding doors that open onto the rear garden. This space is perfectly designed for both everyday living and entertaining. The ground floor also benefits from a well-appointed utility room and a convenient bathroom.

Upstairs, there are four generously proportioned bedrooms. The front-facing rooms enjoy delightful, distant sea views across the village. The principal bedroom, forming part of the extension, offers a luxurious retreat complete with a walk-in wardrobe, en-suite bathroom, and access to a private terrace overlooking the rear garden.

Externally, the property continues to impress. The front features an in-and-out driveway providing ample parking for multiple vehicles. To the rear, a beautifully landscaped garden offers a high degree of privacy and includes a versatile garden studio, ideal for home working or leisure.

This exceptional home retains a wealth of period features throughout, while the contemporary extension has been carefully designed to complement and enhance the original character, resulting in a truly harmonious and stylish coastal residence.





It's been a family home,  
and it's so lovely to have  
space where we can all be  
together when our sons  
come to stay...





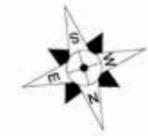


We've loved the south facing garden with the kitchen bi-folds, and the balcony is a lovely place to sit and read in the Spring...





Summerhouse  
15'11" x 8'11"  
(4.85m x 2.72m)



Outbuilding  
Approximate Floor Area  
225 sq. ft  
(20.86 sq. m)



Ground Floor  
Approximate Floor Area  
1320 sq. ft  
(122.64 sq. m)

First Floor  
Approximate Floor Area  
815 sq. ft  
(75.79 sq. m)

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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# Overstrand

AN AREA OF OUTSTANDING  
NATURAL BEAUTY...

The coastal village of Overstrand stands on the north Norfolk coast which is designated as an Area of Outstanding Natural Beauty.

The village, which is part of what is sometimes called Poppy Land, offers a sandy beach, shops, post office, public house and hotels. A bus service passes through the village to the neighbouring resort town of Cromer where more comprehensive facilities can be found including the tallest parish church tower in the county, museums, a variety of shops, cinema, galleries and cafes.

There are good transport links via bus and train to Norwich (30 minutes) and onto London (2 hours) and there is a regional airport at Norwich. Sporting facilities include The Royal Cromer Golf Club and Cromer Lawn Tennis and Squash Club which offers some of the finest grass courts in the country. There are opportunities for sailing at Blakeney and on the Norfolk Broads.

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 Cromer has perennial appeal to staycationers and permanent residents alike. Banksy recently visited the town on a headline-making 'spraycation' which focused the media's attention on the east side of the Norfolk coast, 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.



## Note from the Vendor



Sea views over the village

“...we can walk along the beach to Cromer and back along the cliff with the fields behind us...such beautiful walks and no need to get in the car.”



### SERVICES CONNECTED

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

### COUNCIL TAX

Band D.

### ENERGY EFFICIENCY RATING

B. Ref:- 0330-2639-5130-2175-1061

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

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# SOWERBYS

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