



INTRODUCING

24 Weybourne Hall Park

Weybourne, Norfolk

SOWERBYS



THE STORY OF

24 Weybourne Hall Park

Weybourne, Norfolk
NR25 7EX

Prime Position in a Desirable
North Norfolk Coastal Village

Beautifully Appointed
Holiday Lodge

Offered Fully Furnished for
Immediate Enjoyment

Elevated Setting with Far-
Reaching Coastal and Sea Views

Sun Terrace And Raised Decking
Area Ideal for Entertaining

Stylish Open-Plan Living,
Dining and Kitchen Space

Principal Bedroom with Sea Views
and En-Suite Shower Room,
Further Double Bedroom and
Contemporary Family Bathroom

UPVC Double Glazing Throughout

Lockable External Storage Unit

Allocated Off-Road Parking
for Two Vehicles

SOWERBYS HOLT OFFICE
01263 710777
holt@sowerbys.com

Positioned in the heart of one of North Norfolk's most desirable coastal villages, this immaculate and beautifully appointed holiday lodge offers an exceptional turnkey opportunity, available fully furnished and complete with kitchen equipment, carpets and blinds for immediate enjoyment.

Occupying a wonderful elevated setting, the lodge enjoys a sun terrace with far-reaching coastal and sea views, creating the perfect space for relaxing or entertaining. Thoughtfully designed throughout, the accommodation centres around a stylish open-plan living space incorporating a comfortable sitting area, dining space and a well-equipped fitted kitchen. A sofa bed within the sitting room provides additional guest accommodation when required.

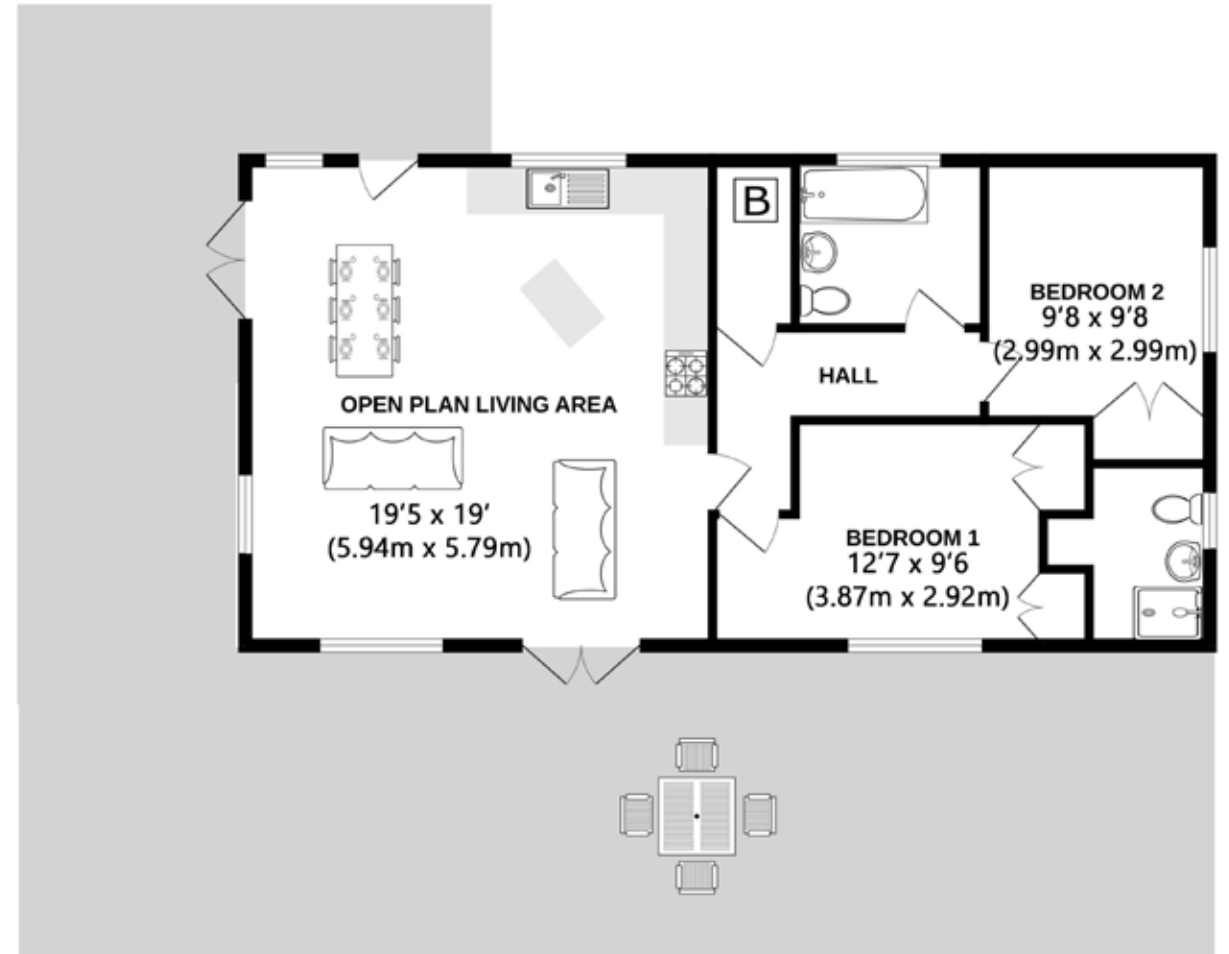
An inner hallway leads to the remainder of the accommodation, including the principal bedroom which enjoys delightful coastal and sea views alongside an en suite shower room. There is also a further double bedroom and a contemporary family bathroom.

The property further benefits from UPVC double glazing and LPG central heating throughout. Outside, the lodge is surrounded by attractive garden areas and complemented by a raised decking terrace, a lockable storage unit and allocated off-road parking for two vehicles.





GROUND FLOOR
826 sq.ft. (76.7 sq.m.) approx.



24 WEYBOURNE HALL PARK, WEYBOURNE, NORFOLK NR25 7EX
TOTAL FLOOR AREA: 826 sq.ft. (76.7 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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Weybourne

WHERE HISTORY AND
NATURE MEET

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 Sowerbys



“A beautifully appointed holiday lodge with delightful coastal and sea views.”



SERVICES CONNECTED

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

COUNCIL TAX

Council tax is not required for this property due to it being a holiday lodge.

ENERGY EFFICIENCY RATING

An Energy Performance Certificate is not required for this property due to it being a holiday lodge.

TENURE

Leasehold. A new 25 year lease will be created for the new owner. The property can be used all year round but may not be a permanent dwelling. The maximum stay is 28 days out of 36. The current pitch fee is £4040.00 + vat per annum, this includes landscaping of the grounds.

LOCATION

What3words: ///colonies.midfield.trending

These particulars and measurements whilst believed to be accurate, are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give representation or warranty in respect of the property.

SOWERBYS

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in England and Wales, company no: 05668606.
Registered office 23 Tuesday Market Place, King's Lynn, England, PE30 1JJ

