



THE STORY OF
2 Sevena Cottages

Winterton-On-Sea, Norfolk

SOWERBYS



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2 Sevena Cottages

Winterton-On-Sea, Great Yarmouth, Norfolk
NR29 4AT

Charming Coastal Cottage with
Character and Warmth Throughout

Currently a Successful Holiday Let

Spacious Kitchen Breakfast Room with
Ample Storage and Workspace

Sitting Room Featuring Exposed Brick
Chimney and Wood-Burning Stove

Three Well-Proportioned Bedrooms

Principal Bedroom Enjoying Views Towards
the Dunes and Nearby Coastline

Well-Appointed, Modern Bathroom
on the Ground Floor

Attractive Rear Garden with Lawn,
Mature Borders and Patio Terrace

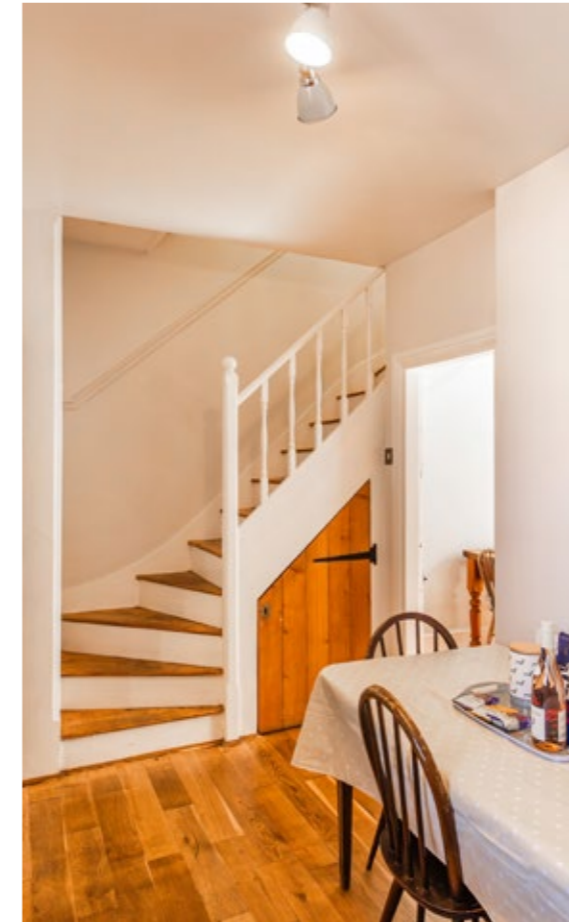
Summer House Providing an Ideal
Space to Relax or Entertain

Two Brick-Built Storage Sheds and Allocated
Parking for Two Vehicles Nearby

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This charming coastal cottage offers a wonderful blend of character and comfort. Currently operating as a successful holiday let, it would suit equally well as a second home, coastal retreat or full-time residence.

On entering, a welcoming hall leads to a well-appointed bathroom and through to a spacious kitchen breakfast room, complete with ample storage and generous preparation space, ideal for hosting friends and family. The sitting room is warm and inviting, centred around an exposed brick chimney and wood-burning stove, creating a cosy setting for cooler evenings. Exposed timber flooring continues throughout the ground floor, adding a sense of continuity and timeless appeal.

Upstairs, the first floor provides three well-proportioned bedrooms, all featuring painted timber floors for a lighter, more contemporary feel. The principal bedroom enjoys views across the rooftops towards the dunes, and with the sea close by, the gentle sound of the waves enhances the calm atmosphere.

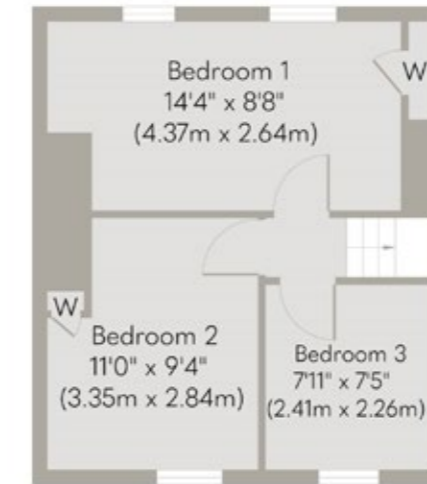
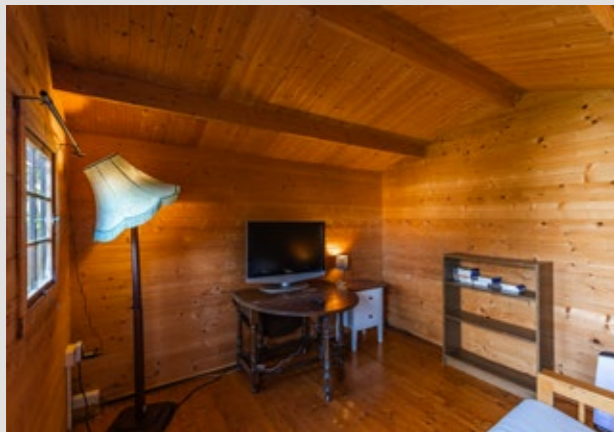
To the front, there are two useful brick-built storage sheds, with an iron gate leading to the entrance via a small patio. To the rear, steps rise to a patio terrace, perfect for dining or relaxing, with a lawned garden and established borders. A summer house sits at the top, ideal after a day at the beach.

Private parking for two vehicles is also included nearby. Whether used as a permanent home or an income generating retreat, it presents a versatile opportunity in a coastal setting, combining practical living space with a relaxed, easy lifestyle close to the shoreline nearby.

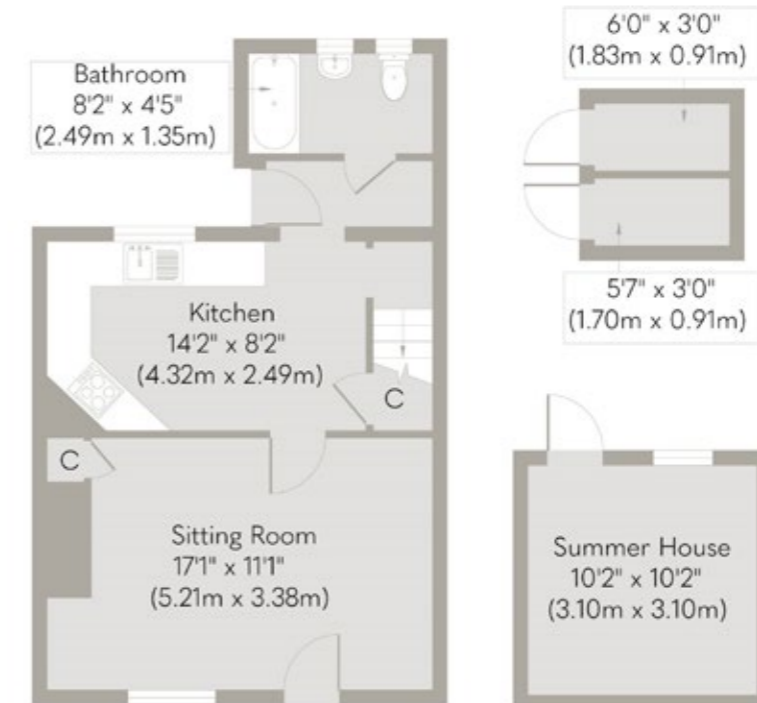


Very little has changed, it feels quite timeless.





First Floor
Approximate Floor Area
344 sq. ft
(32.00 sq. m)



Ground Floor
Approximate Floor Area
412 sq. ft
(38.30 sq. m)

Outbuilding
Approximate Floor Area
141 sq. ft
(13.12 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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Winterton-on-Sea

COASTAL CHARM AWAITS

Winterton-on-Sea is a charming and peaceful coastal village on the Norfolk coast, known for its wide sandy beach, rolling dunes, and unspoilt natural beauty. Backed by the Winterton Dunes National Nature Reserve—an Area of Outstanding Natural Beauty—the beach is a haven for wildlife, with grey seals often seen along the shore and an abundance of birdlife, making it a favourite spot for walkers, nature lovers, and those seeking tranquillity by the sea.

The village offers a friendly community and a good range of local amenities, including a village shop with post office, the popular Fisherman's Return pub, a fish and chip shop, a café near the beach, a primary school, a church, and a village hall. It provides everything needed for relaxed day-to-day living, whether as a permanent home or a peaceful coastal retreat.

Just a short drive away, Great Yarmouth offers supermarkets, shops, restaurants, and family attractions, while the historic city of Norwich—with its excellent transport links, cultural attractions, and shopping—is around 40 minutes away.

Winterton is also perfectly positioned to explore the Norfolk Broads, with nearby access points at Hickling Broad, Martham, and Potter Heigham. The Broads offer boating, wildlife watching, and picturesque waterside pubs, creating endless opportunities for outdoor adventures in one of the UK's most unique National Parks.

Combining coastal charm, natural beauty, and strong village spirit, Winterton-on-Sea is a truly special place to call home or to escape to.



Note from the Vendor



“Staying in Winterton has helped us to slow down and appreciate the natural environment.”



SERVICES CONNECTED

Mains water, electricity and drainage. Electric heating.

COUNCIL TAX

Band A.

ENERGY EFFICIENCY RATING

D. Ref:- 6332-1122-5100-0764-3206.

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: ///insert.tablets.desktops

AGENT'S NOTE

1 Sevena Cottages has a right of way over the rear garden to access their property and No. 2 has access over the rear garden of No. 3.

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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