



THE STORY OF
Sweetbriars
Sheringham, Norfolk

SOWERBYS



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Sweetbriars

1 Holt Road, Sheringham, Norfolk
NR26 8NA

Beautifully Maintained Period Home

Four Generous Bedrooms

Two Bedrooms with En-Suite Facilities

Three Versatile Reception Rooms

Separate Garden Room

Intricate Period Architecture and Character

Generous, Highly Private Corner Plot

Mature Gardens with Multiple Seating Areas

Secure Gated Off-Road Parking

Close to Sheringham Town Centre and Beach

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Tucked away within a generous and wonderfully private corner plot, Sweetbriars is an impressive period home that combines striking architectural character with beautifully maintained and versatile accommodation. Ideally positioned close to both Sheringham town centre and the beach, this is a property that offers the rare opportunity to enjoy the charm of a substantial historic home whilst remaining within easy reach of the coast and the town's many amenities.

From the moment the property comes into view, its intricate period architecture makes a memorable impression. Red brick, flint detailing, decorative clay tile work, timber framing, steeply pitched roofs and an array of elegant bay and oriel-style windows combine to create a house full of individuality and charm. The craftsmanship continues inside, where generously proportioned rooms, exposed and decorative features, traditional fireplaces and beautiful timber flooring create a wonderfully welcoming atmosphere.

The accommodation is particularly versatile, extending to four bedrooms, two of which benefit from en-suite facilities, together with three reception rooms and a delightful garden room. The principal reception spaces provide a choice of settings for both formal entertaining and relaxed family life, whilst the garden room enjoys a lovely connection with the surrounding grounds.

The formal dining room is a particularly impressive space, with its large bay window, attractive fireplace and views across the gardens. Adjoining this is a charming sitting room, while the separate games room provides an excellent additional reception space. The garden room offers yet another flexible area – ideal as a family room, home office, studio or simply a peaceful place in which to enjoy the garden.

The kitchen is well appointed and thoughtfully arranged, combining contemporary cabinetry and work surfaces with characterful details and plenty of natural light. The accommodation has clearly been cared for over the years and is presented in very good order throughout, retaining its period character whilst providing the comfort expected of a modern home.

Upstairs, the four bedrooms provide excellent flexibility for family living, visiting guests or working from home. Two bedrooms enjoy the considerable benefit of en-suite facilities, complemented by a further family bathroom. The principal bedroom is particularly appealing, with its generous proportions, attractive outlook and elegant architectural detailing.

Outside is where Sweetbriars truly comes into its own. Occupying a substantial corner plot, the gardens provide an unusually high degree of privacy, with mature trees, established planting, lawns and a number of areas designed for outdoor entertaining. There are several terraces and seating areas from which to enjoy the peaceful surroundings, while the mature planting creates a wonderfully secluded atmosphere.

A further highlight is the secure off-road parking, positioned behind electronically controlled gates and providing an excellent degree of privacy and security. The grounds are remarkably spacious for a property so conveniently situated close to the centre of Sheringham.

The location is equally compelling. Sheringham's vibrant town centre, independent shops, cafés, restaurants and famous coastline are all within easy reach, whilst the beach provides an enviable backdrop to everyday life. The surrounding North Norfolk countryside and coastline offer endless opportunities for walking, cycling and exploring.





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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Sheringham

ALL ABOARD TO THE SUBLIME SEASIDE

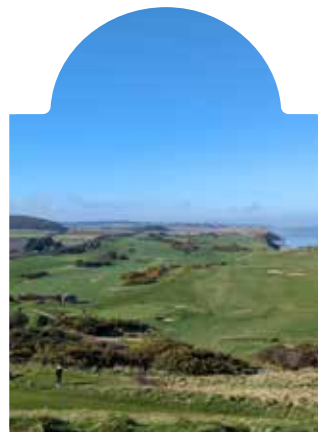
Sheringham, a traditional seaside town, blends history with vibrant community life. Established around 900 AD by a Viking warlord, it evolved into a bustling farming and fishing town. The arrival of the railway in the 19th century transformed Sheringham, fostering a mix of architectural styles that still charm today.

The town boasts a thriving high street with independent shops and tourist spots. Nearby, the North Norfolk Railway offers nostalgic steam and diesel train rides to Holt. Down at the Blue Flag beach, visitors enjoy stone-skimming and coastal views.

Sheringham's heritage shines at The Mo museum, featuring retired lifeboats and insights into the Sheringham Shoal Offshore Wind Farm. The Sheringham Little Theatre, a local gem, hosts renowned actors and vibrant seasonal shows, while The Hub offers a cozy community café atmosphere.

The town celebrates its Viking roots with annual themed events, including a Crab and Lobster Festival with Cromer and a lively August carnival. Nature lovers can escape to Beeston Bump for stunning coastal panoramas or explore Repton Walk in Sheringham Park for sweeping countryside views.

Sheringham is not just a town but a vibrant community nestled between sea and countryside, offering a perfect blend of heritage, nature, and coastal charm.



Note from Sowerbys



“...the gardens provide an unusually high degree of privacy, with mature trees, established planting, lawns and a number of areas designed for outdoor entertaining.”



SERVICES CONNECTED

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

COUNCIL TAX

Band F.

ENERGY EFFICIENCY RATING

To be confirmed.

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: ///likely.buffoon.snuggled

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SOWERBYS

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