



MANOR COTTAGE

Sidestrand, NR27 0NA

£495,000

Freehold

MANOR COTTAGE

Sidestrand
NR27 0NA

- Characterful brick & flint coastal cottage
- Three double bedrooms & two bathrooms
- Original Manor Farm annexe, extended in the early 1900s
- Sitting room with wood-burning stove
- Country kitchen with adjoining utility
- Dining room & separate breakfast room
- Approx. 0.5 acres (STMS) of mature gardens
- Fruit trees, vegetable garden & wildlife pond
- Courtyard terraces for outdoor entertaining
- Uninterrupted sea views from the house & gardens





Nestled within the sought-after coastal hamlet of Sidestrand, just moments from the dramatic North Norfolk coastline, Manor Cottage enjoys an enviable setting where countryside tranquillity meets the ever-changing beauty of the sea. Steeped in local history, the property began life as the original annexe to Manor Farm before being sympathetically extended in the early 1900s to create the charming brick and flint cottage seen today. With coastal walks from the doorstep, nearby beaches, and the amenities of Cromer only a short drive away, this is a home that offers a wonderfully relaxed lifestyle in one of North Norfolk's most picturesque locations.

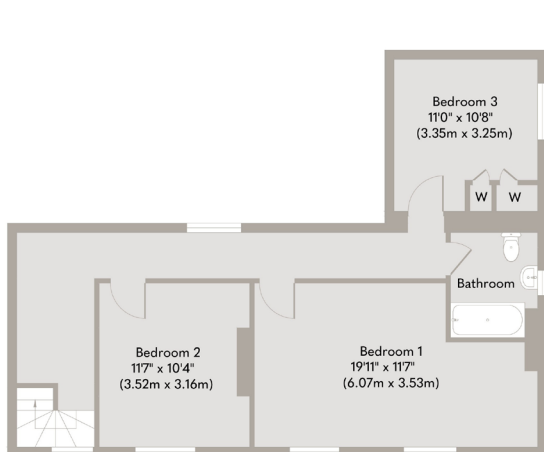
Inside, the cottage effortlessly balances period character with everyday practicality. Three beautifully proportioned bedrooms are complemented by two well-appointed bathrooms, while the living spaces are full of warmth and personality. A welcoming sitting room, centred around a wood-burning stove, provides the perfect retreat throughout the seasons, while the dining room and separate breakfast room create inviting spaces for family gatherings and entertaining alike. The country kitchen retains its traditional charm while offering excellent functionality, flowing naturally into a useful utility area. Upstairs, each bedroom enjoys a peaceful outlook, with sash windows framing delightful garden views and glimpses of the sea beyond, creating a constant connection to the property's exceptional surroundings.

Occupying approximately half an acre (STMS), the gardens are every bit as captivating as the cottage itself. A beautifully enclosed walled front garden provides an attractive first impression, while the generous rear gardens unfold into sweeping lawns, mature fruit trees, productive vegetable beds and a wildlife pond that attracts an abundance of birds and nature. Sheltered courtyard terraces offer idyllic places to enjoy morning coffee or evening drinks, all with the backdrop of uninterrupted sea views stretching beyond. Rich in history, full of character and enjoying one of North Norfolk's most special settings, Manor Cottage presents a rare opportunity to own a home that is as inspiring as it is timeless.

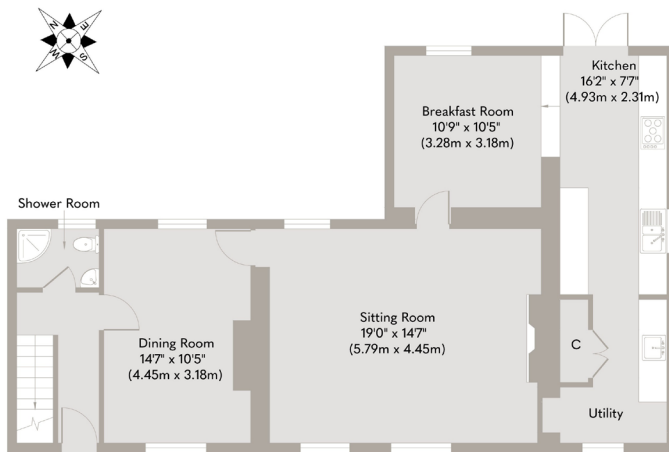








First Floor
Approximate Floor Area
684 sq. ft
(63.54 sq. m)



Ground Floor
Approximate Floor Area
936 sq. ft
(86.95 sq. m)

Services connected: Mains water & electricity. Oil fired central heating. Septic tank.

Council Tax: Band C.

Energy Efficiency Rating: E.

Tenure: Freehold

Location: What3words – ///drag.unspoiled.chose

15 West Street, Cromer, Norfolk, NR27 9HZ

01263 511111 • hello@henleyshomes.co.uk • henleyshomes.co.uk

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.

