



Grandeur by the Sea  
Overstrand | Norfolk

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EXQUISITE HOME

# GRANDEUR BY THE SEA

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*A recently refurbished family residence with limitless potential just a few steps away from the glorious, sandy and tranquil Overstrand beach. The house itself was originally built as a private residence in the early 1900s, when both Overstrand and nearby Cromer became popular Victorian seaside holiday destinations. That legacy continues today, with the north Norfolk coast remaining a top holiday destination for those seeking a quiet retreat from daily life.*



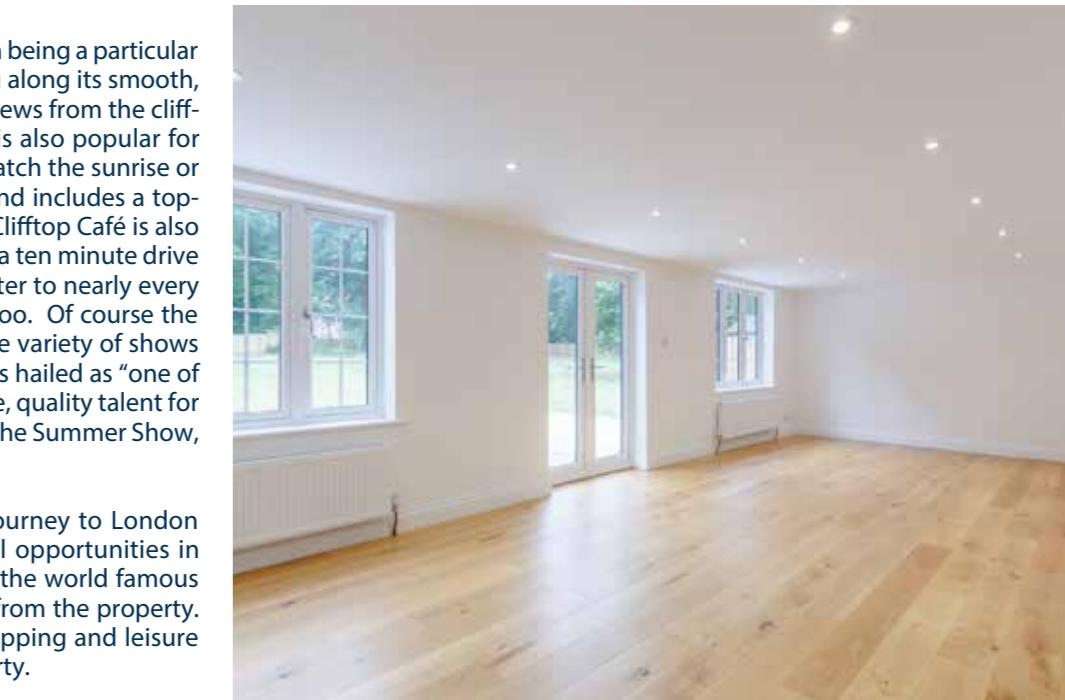




#### A Prime Location

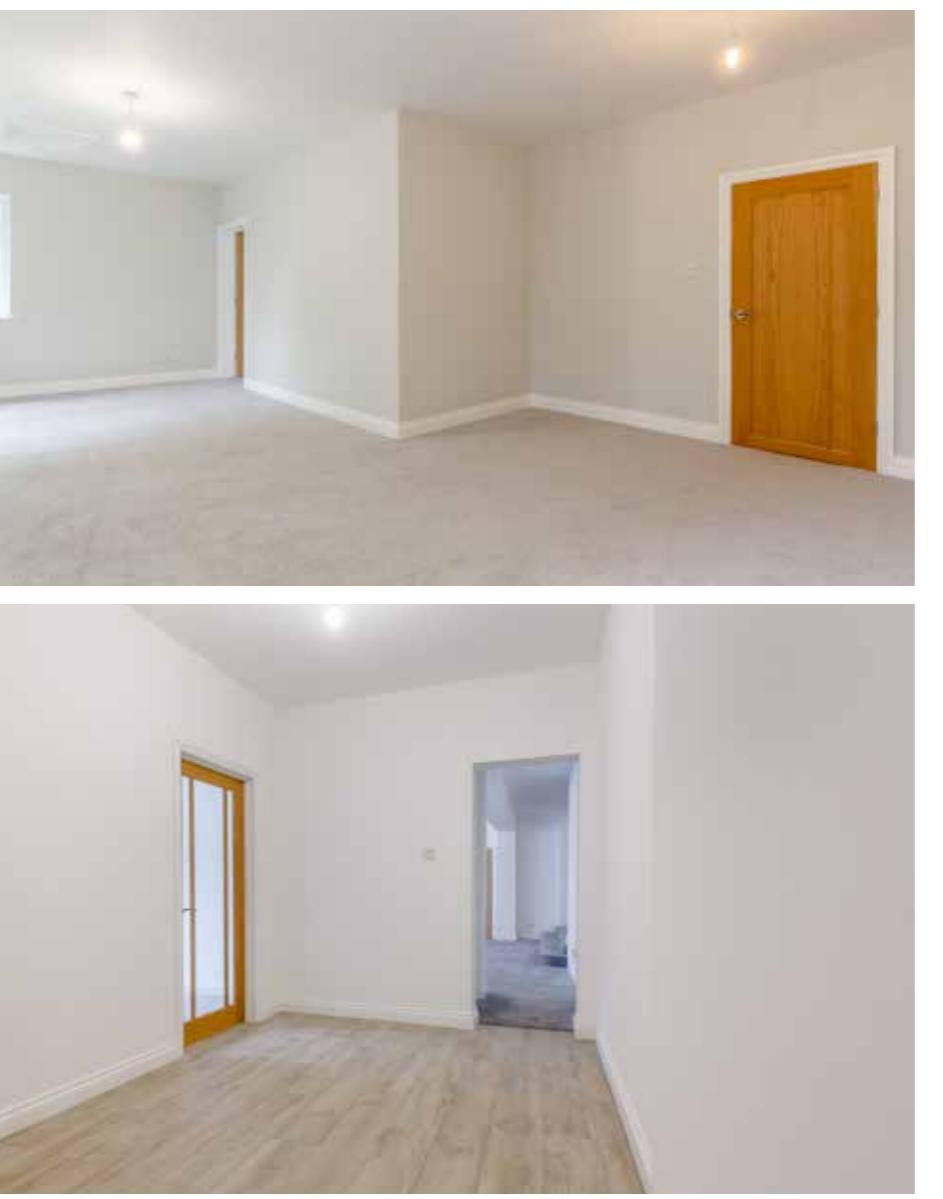
The popular village of Overstrand is quieter than neighbouring Cromer, with its sandy beach being a particular attraction. When the tide is out, it is the perfect spot for building sand castles and walking along its smooth, cool sands. The beach is also located along the Norfolk Coast Path, offering spectacular views from the cliff-top walk. A gentle promenade walk takes you down to the sandy beach, and the area is also popular for surfing. Given the property's proximity to the beach, it is easy to imagine rising early to watch the sunrise or even taking a refreshing dip in the ocean before starting the day. The village of Overstrand includes a top-rated and dog-friendly pub which is only a few minutes' walk from the property, and the Clifftop Café is also nearby. There are also a range of local shops; but for even more choice Cromer is less than a ten minute drive away. Amenities in Cromer include a wide range of cafes, pubs and restaurants which cater to nearly every culinary taste. There are also a wide range of independent boutique shops and even a zoo. Of course the top attraction in Cromer has to be its famed pier and Pavilion Theatre, which hosts a wide variety of shows playing throughout the summer months including the popular Cromer Pier Show, which is hailed as "one of the few true live variety shows in Britain" and is "nationally famous as an 'incubator' for true, quality talent for dancers, singers, actors, magicians, comedians and other variety acts so, by coming to see the Summer Show, you could be seeing the stars of the future..." .

The nearest rail station is also located in Cromer, and after a transfer in Norwich the journey to London Liverpool Street takes approximately three hours. There is a wide range of educational opportunities in both the private and public sectors located within easy reach of the property, including the world famous Gresham's School which is located in nearby Holt, approximately a twenty-minute drive from the property. The popular village of Sheringham is also only a few miles away, and for even more shopping and leisure opportunities the city of Norwich is a very commutable forty minute drive from the property.









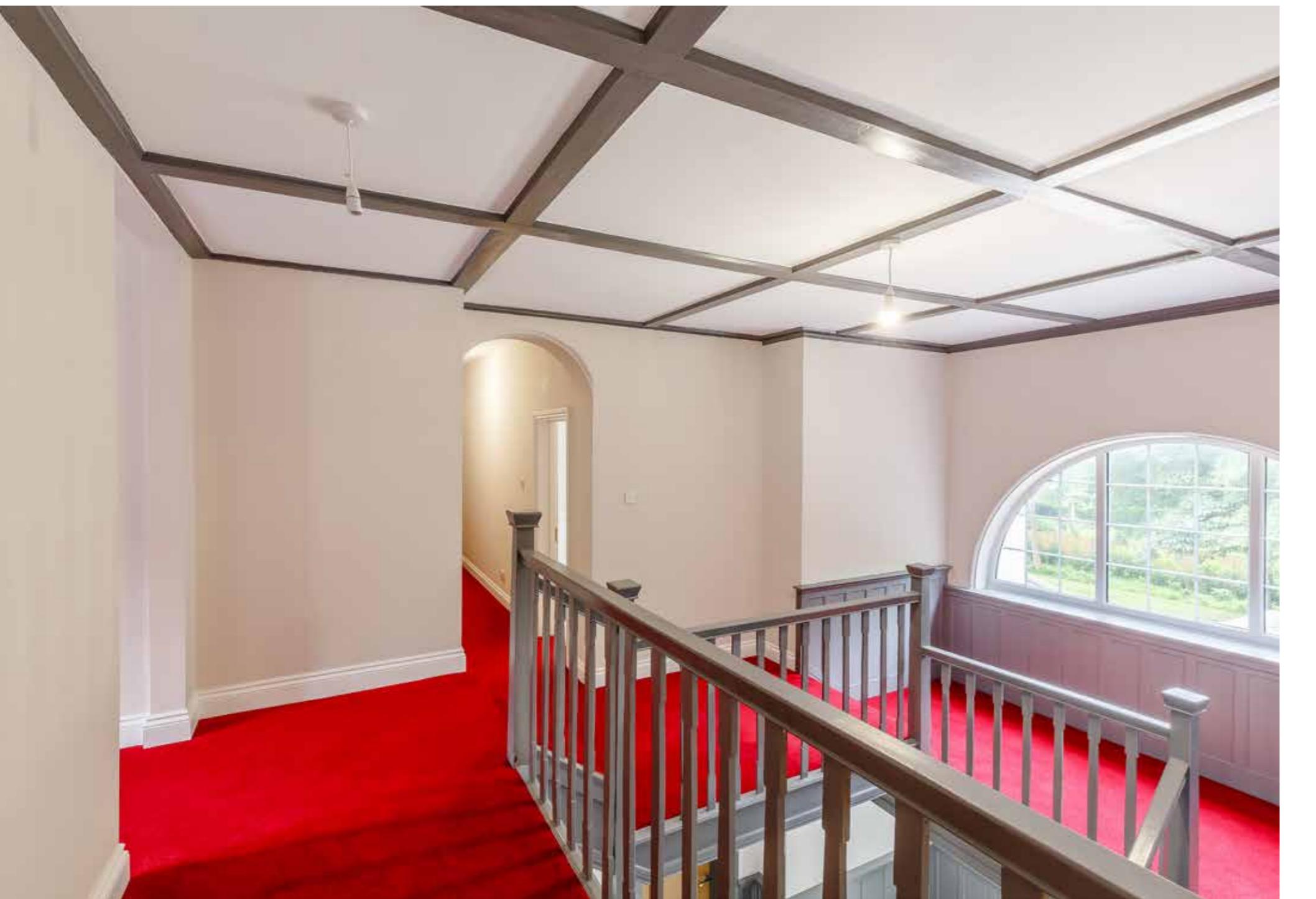
#### An Enormous, Flexible Space

The grounds are a singular feature of this large and sprawling property. Accessed via a picturesque gated and shingled drive, the house sits neatly within approaching 1.5 acres of land. The gardens are at present a blank canvas, allowing a buyer to customise the grounds to their own requirements. There is space for a number of leisure pursuits to be built, such as a pool or tennis court (STP), and with much of the garden situated to the south of the main house the rear-facing rooms are well-sited as there is ample space to create a large vegetable patch.

The house itself was requisitioned for army use during both World Wars, and then became a popular hotel in the 1950s. It remained as a guest house until it was acquired by the present owners who have undertaken a vast schedule of refurbishment, and have brought the property right up to date with new rendering and redecoration throughout. Of particular note is the striking Laura Ashley kitchen, complete with a range cooker, additional built-in ovens and a second induction hob located on the main kitchen island. The kitchen also includes integrated appliances and a full-size larder cupboard. It is easy to imagine cooking a grand Christmas feast in such a sprawling and plentiful space whilst enjoying the pleasant afternoons sunshines it basks in through south-facing windows. The kitchen also includes a useful breakfast room area, and a doorway leading through to the light and spacious dining room, also with south-facing windows and French doors which lead onto a patio which is also open for customisation. Near the dining room is a small wine room which is an original feature of the house. The ground floor includes a large utility room, a feature entrance hall and main staircase, store rooms, and two large sitting rooms, one with a second breakfast area which lies between the kitchen and sitting room, and could make an ideal playroom for families with small children. With two large sitting rooms, it is possible to follow the sun as it travels round the house throughout the day, or even to stay in the shade during the warmer months. There is also another large room on the western side of the house, which would make a perfect study for those working from home.

The first floor includes a sprawling terrace, four large en-suite bedrooms and two further bedrooms. The design of the floor plan is flexible, and while the house is currently a single family residence, there is scope to easily convert the property into a luxury boutique guest house, subject to obtaining the necessary planning permissions. The second floor includes five large rooms and a large bathroom. Should a buyer wish to run the house as a B&B, the second floor may be easily converted to become a large and spacious owner's accommodation or even a self-contained holiday flat, subject to planning. Additionally, the property could also be ideally suited for multi-generational families. With so much versatile space, the possibilities are endless!

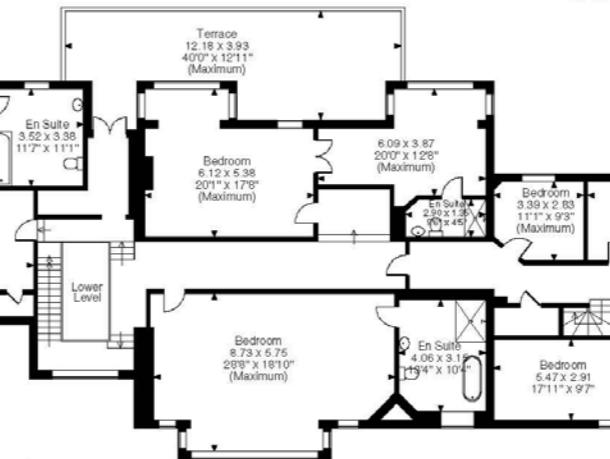








Approximate Gross Internal Area  
8380 Sq Ft/778 Sq M  
Terrace external area = 444 Sq Ft/41 Sq M  
Quoted Area Excludes 'External Room'



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.

□ Denotes restricted head height

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All measurements are approximate and quoted in imperial with metric equivalents and for general guidance only whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and must not be inferred that any item shown is included with the property. These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified and should not be relied on without verification and do not necessarily reflect the view of the agent. Registered in England and Wales, Company Reg No. 10931078. Registered Office Exquisite Homes Limited, 15B Regatta Quay, Key Street, Ipswich, Suffolk, IP4 1FH



# EXQUISITE HOME

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The more prestigious a property, the smaller the number of potential buyers. Buyers of exclusive properties are generally not constrained by such influences as specific location, proximity to public transportation or local amenities. In today's market, the mobility of buyers is also greater than ever and they could come from, quite literally, anywhere- through local and regional marketing, national newspapers and magazines or; increasingly, internationally using interactive technologies, with this in mind, we have created a marketing strategy to target a suitable geo-demographic profile of potential buyers around the world.

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