

# Cliffside House

Overstrand, Norfolk



Jackson-Stops  
& Staff





Beautifully renovated Edwardian 6 bedroom house set in 1.5 acres (stms) with unsurpassed coastal views, 3 bedroom annex and outbuildings.

#### Features

- Detached period property in picturesque village
- Stunning coastal views
- Grounds of 1.5 acres with outbuildings
- Former Coach House, now 3 bedroom annex
- 4 reception rooms, Aga kitchen, utility and larder
- Master suite with dressing room and bathroom
- 5 further bedrooms
- 2 family bathrooms

#### Driving Distances

- Cromer 2 miles
- Holt 12.4 miles
- Norwich 24 miles





## Situation

Overstrand is a fascinating and beautiful seaside location best known for its accolade as the “village of millionaires” from the turn of the century when the great and the good of politics, the arts and commerce (Sir Winston Churchill, Sir Arthur Conan Doyle and Henry Royce to name but a few) spent their summers in attractive and palatial villas designed by the likes of Sir Edward Lutyens.

They came for the long, sandy beaches and wide, open skies and brought with them money, culture and an eclectic charm which is still reflected in the style of buildings throughout the village from the original cobbled fishermen’s cottages to the half-timbered, irregular gabled Sea Marge (now a hotel) alongside the tile hung, 3 storey Lutyen’s designed “Pleasance”, both originally private homes. Rumour has it that the owner of Sea Marge, Sir Edgar Speyer, used the house as a signalling point for German submarines during the first World War which resulted in his being stripped of his British nationality and, subsequently, deported.



The village is still very much a vibrant community with permanent residents enjoying the many benefits of coastal living in this Area of Outstanding Beauty which includes miles of scenic footpaths, freshly caught lobster and crab and local amenities such as Post Office/Stores, pubs and restaurants, primary school, garden centre and arts centre run by local artists. 2 miles away in Cromer, is an even greater variety of services, independent shops, high street retailers as well as a theatre and cinema.

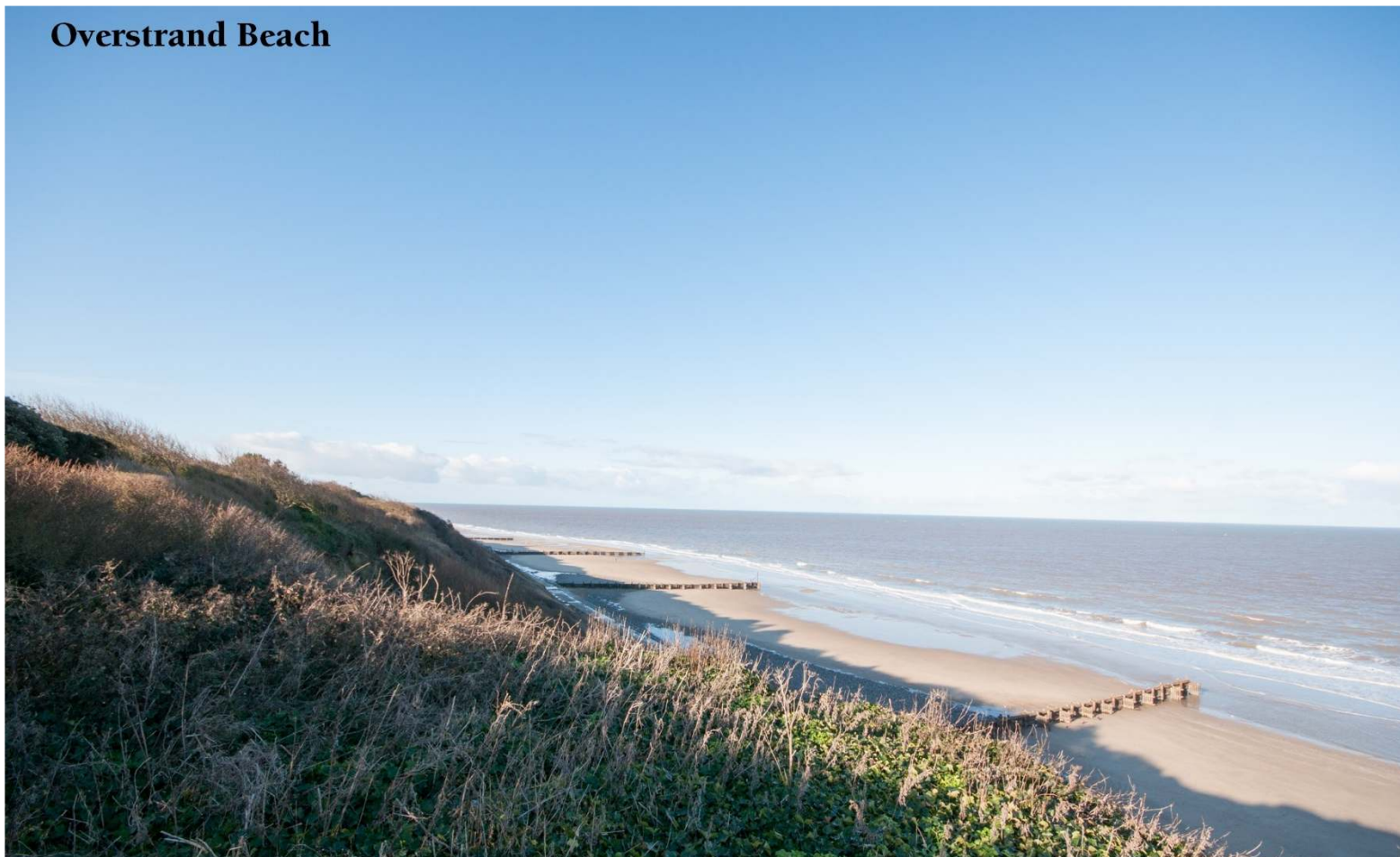
## Description

Cliffside House was designed by one of the county's most prominent architects, Edward Boardman, for, it is believed, a member of his family. In later years the house was owned by a Dutch diamond magnate before becoming home to an order of nuns in the 1950s. The current owners took on the renovation project some 13 years ago and have rejuvenated the house back to its former Edwardian glory as a handsome, spacious family home with some of the best sea views in North Norfolk.

The principal reception rooms and bedrooms face the coastline providing unsurpassed coastal views across the gardens. Every room is of generous proportions with high ceilings and large mainly oriel windows. From entering the large Reception Hall, it is difficult not to be impressed by the spacious and flexible accommodation as well as the attention to detail in the restoration of the features. Gable end to the main house is an attached 3 bedroom annex which could provide separate living space or be incorporated back into the house whilst, on the second floor, there is access to the old servant's quarters in the boarded attic space.

The house is situated at the residential east end of the village High Street with little passing traffic. The gardens and grounds amount to approximately 1.5 acres (stms) and predominantly offer sweeping coastal views to the north with a paved terrace, orchard and soft fruit area plus an original 'Wendy House' built in the same era as the main house. Pedestrian gates at the side and rear boundaries take you onto a footpath leading to partially used steps down to the sea.

## Overstrand Beach





## Directions **NR27 0AB**

From the centre of Overstrand with the Post Office/Stores on your left, carry along High Street, past Sea Marge. The road bends to the right (Carr Lane), continue down High Street where the property is located some 100 yards on the left.

## Local Authority

North Norfolk District Council, Band: H, Annual Cost: £3,067.55 (2014/15).

## Services

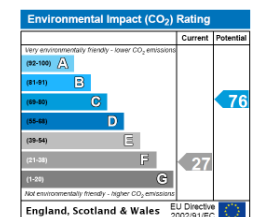
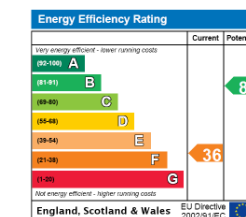
Mains water, mains electricity, gas and drainage. Gas-fired central heating to radiators.

## Fixtures & Fittings

Items regarded as fixtures and fittings including carpets, curtains, light fittings, kitchen appliances and garden ornaments are excluded although these items may be available by separate negotiation.

## Viewings

Strictly by prior appointment with sole agents Jackson-Stops & Staff. If there is any point which is of particular importance to you, we invite you to discuss this with us, especially before you travel to view the property.

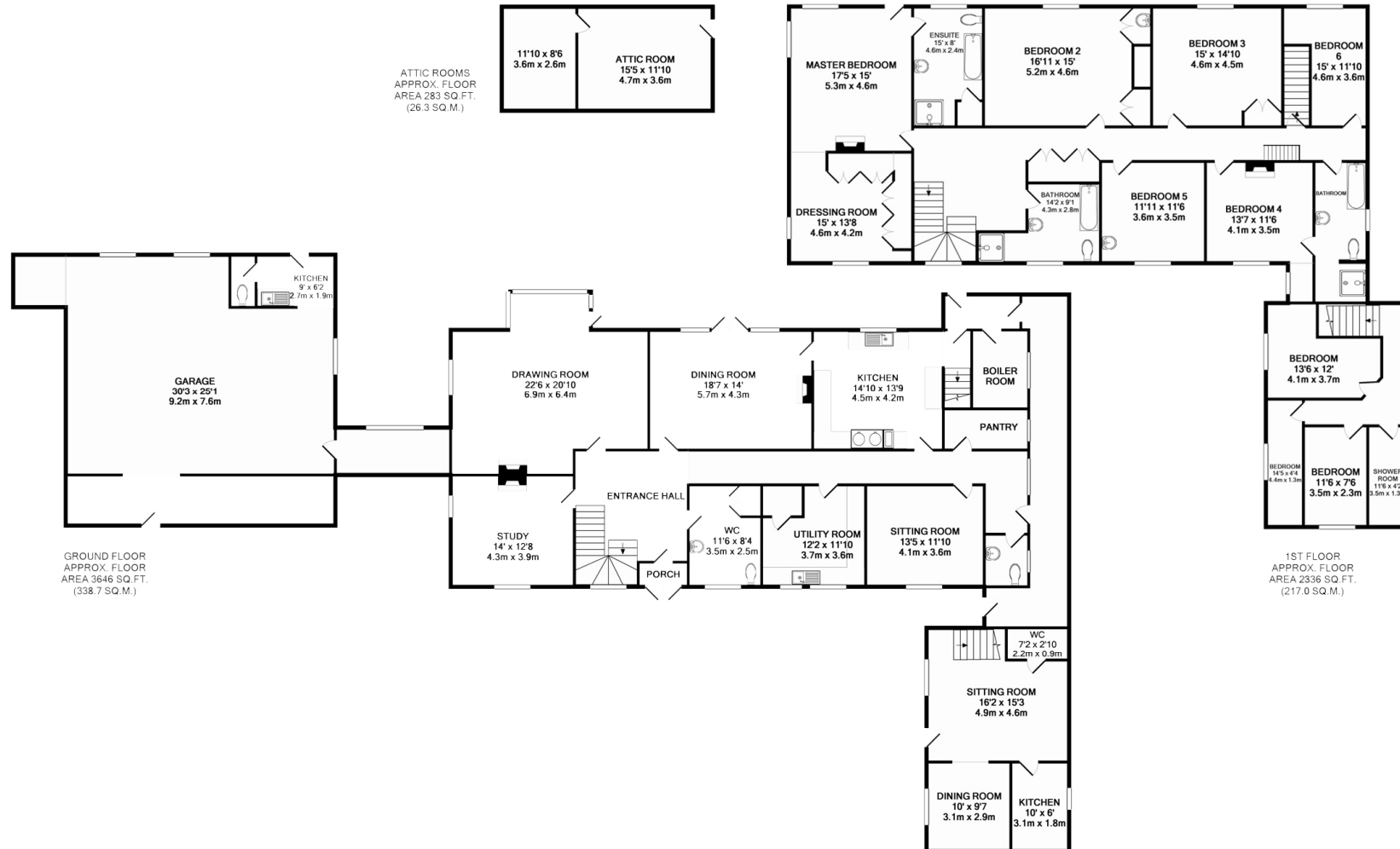


# Overstrand Beach



### Cliffside House, 12 High Street, Overstrand, NR27 0AB

TOTAL APPROX. FLOOR AREA 6265 SQ.FT ( 582 SQ.M.)



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and 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. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Made with Metronix © 2014

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