



THE STORY OF

# Pendle Cottage

*Weybourne, Norfolk*

SOWERBYS



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# Pendle Cottage

2 Home Farm Rise, Weybourne, Norfolk  
NR25 7SP

Exquisite Brick and Flint Barn Conversion

Three Bedrooms

Luxurious Shower Room and Family Bathroom

Fabulous Open Plan Living Space

Vaulted and Beamed Ceilings

Beautiful Character Features

Stunning Coastal Location

Landscaped Courtyard Garden and  
Separate Communal Outdoor Space

Off-Road Parking

Village Pub, Store and Beach  
Within a Short Walk

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“The opportunity to spend quality family time on the coast in such a luxurious and convenient space has been great.”

All the charm and theatre of a traditional Norfolk barn comes together in perfect harmony with a glorious beach, gastro pub and an eclectic village store all within a short stroll away.

Pendle Cottage is a wonderful, three-bedroom brick and flint barn conversion nestled within a small and exclusive development of traditional Norfolk

barns and commands the perfect coastal position in the heart of Weybourne with its spectacular beach just a short stroll from the front door.

Bursting with charm, and showcasing a wealth of classic barn features, this sublime property boasts an impressive holiday let pedigree and is the ideal coastal retreat and holiday home.





Set predominantly over one level, the exquisite accommodation is beautifully maintained throughout and provides an exceptional ‘turn-key’ opportunity.

An open plan lounge/dining area showcases classic barn features like a vaulted and beamed ceiling, exposed flint walls and the customary wood burning stove. This impressive room can dine six comfortably whilst still providing a cosy and intimate space to relax.

“Dinner parties in the vaulted living area whilst the wood burner roars, fantastic.”

Off the main living area is a delightful, cottage-style kitchen with a breakfast bar and vaulted ceilings.





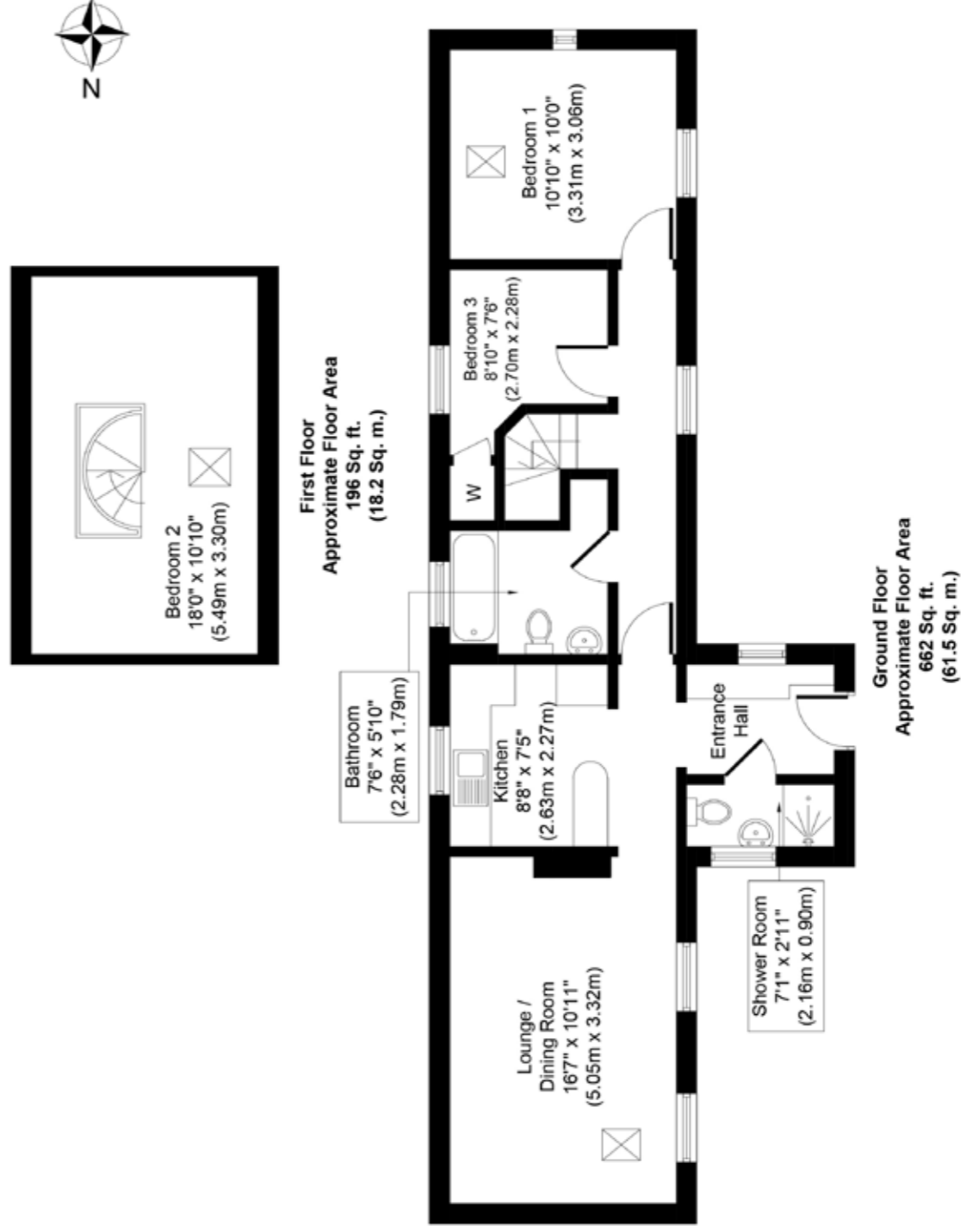
The principal bedroom is tucked away at the end of the hall and features an intricate brick and flint gable wall which rises up to meet a spectacular vaulted and beamed ceiling.

A cosy second bedroom, ideal for bunk beds or a study, sits adjacent to the principal bedroom and both are perfectly served by a family sized bathroom and a luxurious shower room with WC.

A spiral staircase rises to the first-floor area where you will find a quirky twin bedroom set within the eaves of the barn.

Perfect for that coastal retreat the barn features a small, enclosed garden to the front with a south-facing paved terrace for outside dining. There is an additional lawned garden area which is communal with a cluster of similar barns. To the rear of the barn is off-street parking.

Pendle Cottage commands the perfect coastal position in the delightful and highly sought-after north Norfolk village of Weybourne, close to the stunning and rugged heritage coastline, yet convenient for the towns of Holt and Sheringham. The 'picture postcard' coastal village of Weybourne features an excellent gastro pub and delicatessen just a few yards away and the property is just a three minute walk from the stunning beach and coastal path.



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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ALL THE REASONS



# Weybourne

IN NORFOLK  
IS THE PLACE TO CALL HOME

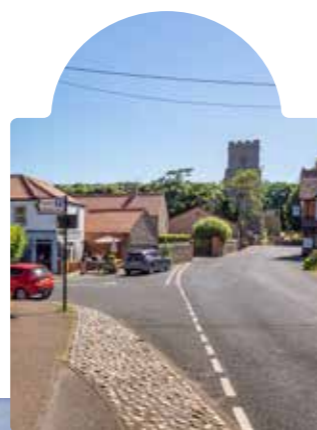


Just three miles west of Sheringham, Weybourne is familiar to many as a stop on The Poppy Line steam railway, which is a magnificent way to arrive at this unspoilt coastal village. You might spot pretty Weybourne Windmill as you ride the line, which local legend says once signalled to smugglers with the turn of its sails whether the coast was clear to land.

The mill was later home to Mr and Mrs Dodds who were arrested as spies during World War II, after police spotted the couple using the windmill to signal out to sea and discovered a radio transmitter. East Anglia's proximity to Europe meant it played a key role in the war effort and a secret World War II military site to the left of the village, Weybourne Camp, which was visited by Churchill is now home to the Muckleburgh Collection, one of the UK's largest privately owned displays of guns and military vehicles.

Following Station Road, turn into Church Street where the medieval All Saints Church sits, and behind it Weybourne Priory, once home to Augustine monks. Further along is The Ship Inn, a traditional village pub which has been serving locals since the 1800s. Enjoy one of its wide selection of local ales and artisan gins as you enjoy seafood freshly caught just footsteps away. If you follow Beach Lane down to the coastline, you might see the boats which fish the waters for their catch.

Take the coastal path west towards pretty Cley and Salthouse Marshes or head east back to Sheringham. Surrounded by fields, woodland and heathland in an Area of Outstanding Natural Beauty, with its village shop, tea room, many traditional cottages and period homes this is a wonderful place to call home.



Note from the Vendor



Weybourne has the luxury of being coastal but surrounded by woodland, fields and heathland.

“There are endless coastal and countryside walks right on our doorstep.”

THE VENDOR



## SERVICES CONNECTED

Mains water, electricity and drainage. Electric heating and a wood burner.

## COUNCIL TAX

Band to be confirmed.

## ENERGY EFFICIENCY RATING

G. Ref:- 8604-7023-2820-6574-8996

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.

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# SOWERBYS



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