



THE STORY OF

# End Of The Road

*East Runton, Norfolk*

**SOWERBYS**



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# End Of The Road

East Runton, Norfolk  
NR27 9NJ

- Brand New Contemporary Home
- Highly Individual Architectural Design
- World Class Interior Design
- Exceptional Technical Specification
- 'Hacker' Kitchen and Miele Appliances
- Air Source Heat Pump
- Lavish Bedrooms
- Customised Bathrooms
- Gated and Walled Gardens
- Stunning Coastal Views

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## “Indulgent coastal living at its best”

The skilful fusion of modern architectural design, traditional/heritage materials, cutting edge technology and breath-taking interior design all comes together to embrace an unparalleled coastal location.

‘End of The Road’ could be simply described as an extraordinary new home that has been designed, built and finished to a level that is rarely seen or appreciated in our region.

This unique and indulgent residence features exceptional accommodation and pristine walled gardens that perfectly embrace its panoramic coastal and horizon views.

Designed by local and award-winning architects SMG of Sheringham, this

single storey residence commands a powerful pose from its elevated coastal spot. Mellow red brick elevations with traditional brick and flint panels sit under a striking pitched zinc roof to create a unique aesthetic pleasure that skilfully marries local heritage architecture with modern design and style. Oversized glazed openings propel the property out into the wonderful gardens and perfectly capture the epic, uninterrupted coastal vista.

With the expert assistance of ‘Meiger’, a luxury interior design company, this exceptional home has been created without compromise to such an astonishing specification in terms of interior design, quality and cutting-edge technology.





Upon entering the property, you will find a spacious and very practical boot room and utility area. Subtly housed within this space you will find all the technical hardware that drives the house in terms of media, lighting and heating system. Furthermore, kitchen units by 'Hacker' provide utility and laundry functions with integrated 'Miele' appliances, 'Blanco' sink and 'Quooker' tap.

A lavish central hall cleverly links all the accommodation together with walls and floors dressed in natural 'Calacatta' marble, a customised dropped ceiling feature and Italian made doors.

“A luxuriant space featuring over-sized glazed openings that propel the property out into the wonderful gardens.”

A stunning open-plan living area spanning 770 sq. ft. effortlessly combines a lounge area, dining space and kitchen. This luxuriant space features over-sized glazed openings that propel the property out into the wonderful gardens and perfectly capture the epic and uninterrupted coastal vista.

The kitchen by 'Hacker' of Germany exudes clean lines and features handle-less cabinetry capped with book-matched 'Dekton' worktops, a concise suite of high-end 'Miele' appliances and a unique island with integrated 4-5-seater breakfast bar.



The dining area sits central within the room to provide a decadent space to entertain. A wonderful dining suite features a 'Dekton' dining table to match the main kitchen, and this is available by separate negotiation.

“It is a decadent space to entertain.”

The lounge space is bursting with high-end media features that includes an inset 75-inch 8k TV with walls dressed 'Calacatta' green marble, built-in 'Bose' soundbar and integrated HDMI cabling for multiple media applications. To one wall there is a customised bar by 'Hacker' with two drinks chillers, bar top and back lit glass shelving.



The principal bedroom suite is something akin to a world class hotel. Premium 'Westex' carpets, built-in twin wardrobes, glass chandelier, floating dressing table and 58-inch 8k TV with stone surround all come together to create the most indulgent of spaces. A fully customised en-suite shower/wet room adds to the luxurious experience. Both bedrooms two and three continue with the luxurious customisation with fitted furniture and premium curtains and carpets.

A main bathroom features book matched full height stone walls, walk-in shower, customised stone sink and 'Corian' bathtub.





The vast technical specification within this property is too long to list but a brief summary includes ‘Control 4’ throughout, electric blinds, dimmable lighting throughout, Air source heat pump to under floor, ‘9 HIKVISION’ security camera system, LED skirting boards, ‘Gira’ interlinked smoke alarms, customised ceilings throughout, Sky TV throughout with digital aerial backup and so much more.

Stepping outside, the sublime specification and uncompromising style and quality continues with stunning landscaped gardens designed perfectly for entertainment. ‘Marshal block paving’ creates expansive terraces from which to enjoy the breath-taking coastal views. A sunken terrace features floating seating set around a ‘love island’ fire pit and a top of the range ‘Sundance’ hot tub.

“The gardens provide never-ending coastal views and have been designed perfectly for entertainment ”

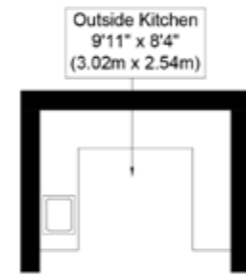
Off the main terrace, a fully fitted ‘Grillo’ kitchen sits within an oak building with slate roof. The kitchen includes a BBQ, pizza oven, Green Egg, outside fridge and ice bucket. To the front of the property there are electric gates that open onto a private courtyard with parking.

‘End Of The Road’ take its name from literally being at the end of a road that leads to the coast. This exceptional position ensures that this extraordinary home fully embraces its epic ‘frontline’ location.



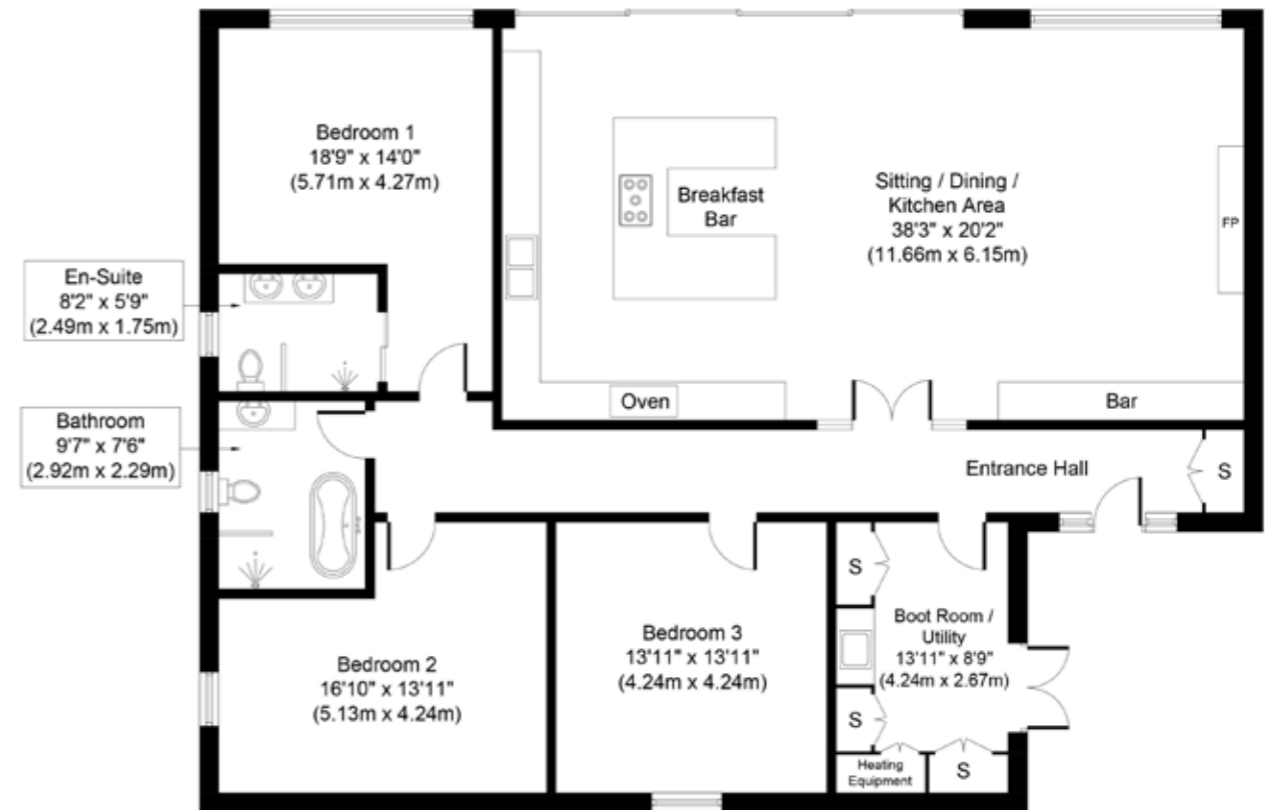






**Outside Kitchen**  
9'11" x 8'4"  
(3.02m x 2.54m)

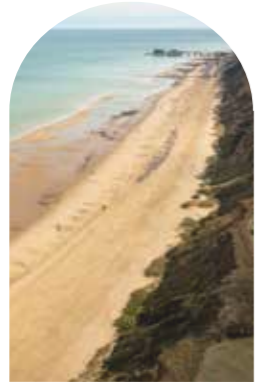
**Approximate Floor Area**  
83 Sq. ft.  
(7.7 Sq. m.)  
(Not Shown In Actual  
Location / Orientation)



**Approximate Floor Area**  
1933 Sq. ft.  
(179.6 Sq. m.)

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

# East Runton

IS THE PLACE TO CALL HOME



East Runton is between the Victorian seaside resorts of Cromer and Sheringham. It's a pretty coastal village which

runs into West Runton with its independent Beeston Hall School. It has a duck pond and a village green. On the edge of the village there is a general store, a newsagents and two pubs. There are good road connections and nearby in West Runton is a small railway station with regular services to Norwich. Also nearby at West Runton is the home of the Hillside Shirehorse Centre.

With an elegant pier, Pavilion Theatre and grand Victorian villas, many with panoramic views over the pebble and sand beach, it's easy to see why nearby Cromer has perennial appeal to staycationers and permanent residents alike. Banksy recently visited the town on a headline-making 'spraycation' which focused the media's attention on the east side of the Norfolk coast, and in recent years there has been a regular flow of



relocaters from the capital and home counties looking for a life by the sea.

This, in turn, has triggered an 'on the up' momentum for the area and seen fabulous start-up businesses breathe new life into the streets surrounding the town centre. Spend a morning exploring the pretty boutiques and follow the lanes towards the seafront to pick up a Cromer crab – widely regarded as one of the best found in English waters, the eight-legged crustacean still provides a major source of income for the town's fishermen and simply served with bread makes an unbeatable lunch or supper!

Or push the boat out with fish and chips from No 1 Cromer, Galton Blackiston's award winning Cromer eatery perched on the clifftop. Treat yourself to a relaxing lunch at the Upstairs Restaurant where stunning sea views meet tasty seafood, or join the queue downstairs and enjoy your takeaway sitting on the wall as the seagulls soar above you for a fully immersive 'beside the seaside' experience. Follow the slope down from the clifftop to the beach and walk the shoreline or practise your hand at an afternoon skimming stones out to the horizon line.

With a good selection of schools it's easy to see the appeal of this gorgeously gentrified town for young families as a place to put down roots. Come discover if it's the place for you too...

Note from the Agent



The Cliffs at East Runton.

“Life by the Norfolk coast – peaceful yet social. Adventurous yet relaxing.”

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## SERVICES CONNECTED

Mains water, electricity and drainage. Air source heating system.

## COUNCIL TAX

Band F.

## ENERGY EFFICIENCY RATING

B. Ref:- 0211-0203-1802-1183-4114

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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