



THE STORY OF

Tanglewood

Cromer, Norfolk

SOWERBYS

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Tanglewood

Davey Hill, Cromer,
NR27 9JL



- Individual Detached Residence
- Glorious Plot of Over 1/3 Acre (stms)
- Excellent Potential for Enhancement
- Spacious Accommodation
- Detached Double Garage
- Extensive and Versatile Garden Buildings
- Idyllic and Peaceful Surroundings
- Edge of Town Location
- Close to Beach



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“A home that provides peace, serenity, and space to embrace the good life.”

A rare opportunity to purchase a detached residence set in impressive private grounds exceeding 1/3 acre (stms) with endless potential to create a wonderful home located on the edge of the coastal town of Cromer and less than 1.5 miles from the beach and coastline.

‘Tanglewood’ is an individual, detached single storey residence that comes to the market for the first time in over 40 years. Whilst it is more than fair to say the property would now benefit from extensive renovations, it presents the perfect opportunity for the right buyers

to create a personalised home set in glorious, established grounds.

Commanding an enviable and prime residential location on Davey Hill in Cromer, this exceptional opportunity could see the creation of a very special home.

Currently comprising of a single storey dwelling, plus detached double garage and a collection of outbuildings, the existing space approaches 1,700 sq. ft. and has great potential to grow subject to relevant planning consents.



The main bungalow, originally designed as a three bedroom home, now consists of a central hall, spacious sitting room with bay window, two double bedrooms, dining room, kitchen, conservatory and shower room.

A substantial, detached garage provides further space and increases the flexible footprint.



“A happy home, which has been cherished for over 40 years.”



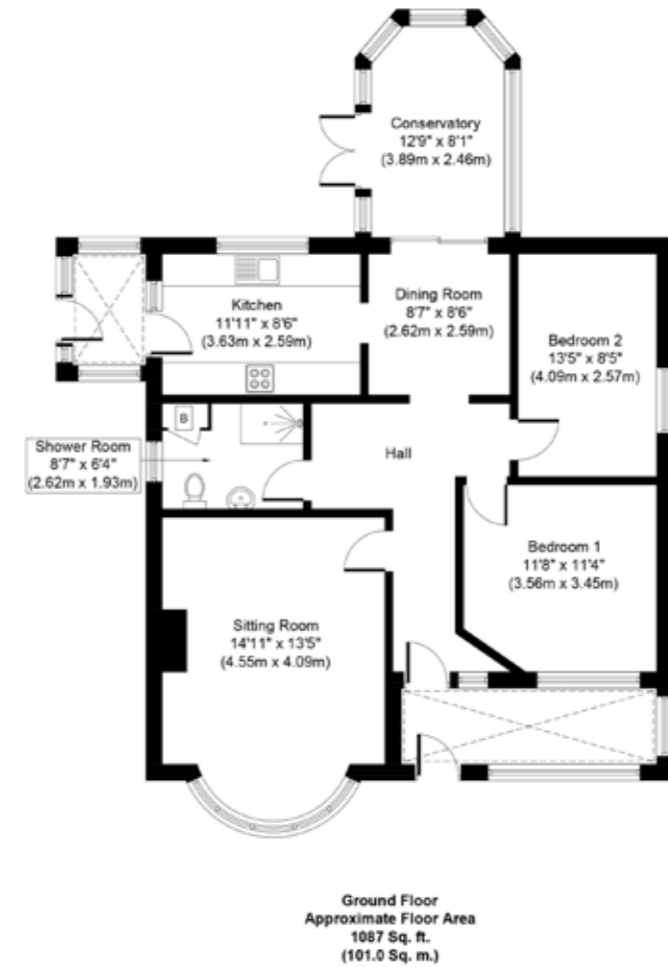
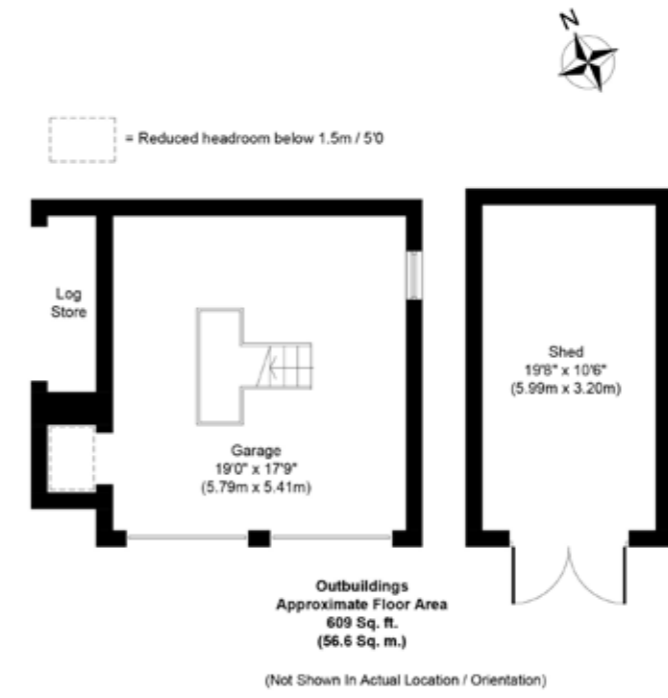
The key feature of this unique property is the wonderful plot that it resides in. Extending to over 1/3 acre (stms) the grounds provide an idyllic setting and environment for the property. Set well back from the road, the property enjoys a high degree of privacy and fully embraces a 'Sylvan' backdrop.

Established landscaped gardens flank a long, private driveway that provides extensive off road parking options. The driveway leads to a hard-standing area and provides access to the detached double garage. Sun terraces are strategically placed around the property to make the most of the sunshine. Beyond the property there are extensive lawns, established and productive vegetable plots, fruit cages, greenhouses, and a collection of versatile outbuildings.

Mature hedgerows line the boundaries to provide a secure and private environment.

Located on Davey Hill on the edge of Cromer, this unique home enjoys access to the vibrant town life and amenities yet is blessed with distinctly rural outlook. The coastline can be found less than 1.5 miles to the north whilst other notable towns close by include Sheringham and Holt.





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

Cromer

IS THE PLACE TO CALL HOME



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 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 including independent Beeston Hall School at nearby West Runton, 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...



Sowerbys



Cromer Seafront

“The location means you can embrace countryside, coast and town life in equal measures.”

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SERVICES CONNECTED

Mains water and electricity. Drainage via septic tank. Heating via LPG gas boiler.

COUNCIL TAX

Band D.

ENERGY EFFICIENCY RATING

E. Ref:- 9330-2770-6200-2892-0015

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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