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THE STORY OF

# 12 Norwich Road

*Cromer, Norfolk*

SOWERBYS



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# 12 Norwich Road

Cromer, Norfolk  
NR27 0AX

- Fine Character Home
- Wealth of Original Features
- Prototypical Period Architecture
- Highly Sought After Location
- Fascinating Historical Lineage
- Short Stroll to High Street and Beach
- Easy Reach of Norwich
- Highly Versatile Accommodation
- Off Road Parking and Garage

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“To be living in a home that literally defined the most prominent architectural era in the town is a great joy...”

A wonderful example of Victorian seaside splendour, 12 Norwich Road commands an enviable position just a short stroll from the thriving town centre and beach at Cromer. This fine Grade II listed residence sits proudly as the centrepiece of a landmark terrace row known as ‘St Margaret’s Terrace’ and was originally commissioned to be built in 1884-85 by the ‘Bond-Cabell’ family of Cromer Hall. Designed by renowned architect, E.J. May, this elegant home epitomises the ‘Queen Anne’ revival

movement, which was so typical of the mid to late 19th Century, as Cromer evolved into a fashionable seaside resort for wealthy and artistic Victorians. Notable architectural features include tile hung detail, four-bay sash windows, arched brick detail and a splendid Flemish gable. The period elegance continues on the inside where you will find high ceilings, ornate cornices, stained glass, original panelled doors and a fine collection of original fireplaces.





“The first floor reception is a very elegant room that’s elevated, quiet and has an open fire that makes you want to curl up with a book.”









The internal accommodation and layout remain wonderfully preserved from its original Victorian form, whilst being lovingly restored throughout the current ownership to provide a timeless home to accompany a fulfilling lifestyle in a thriving and popular coastal town. The wonderfully versatile accommodation offers a selection of elegant receptions to the ground floor including the enchanting sitting room to the front, enjoying reams of natural light via the bay window adorned with large sash windows.

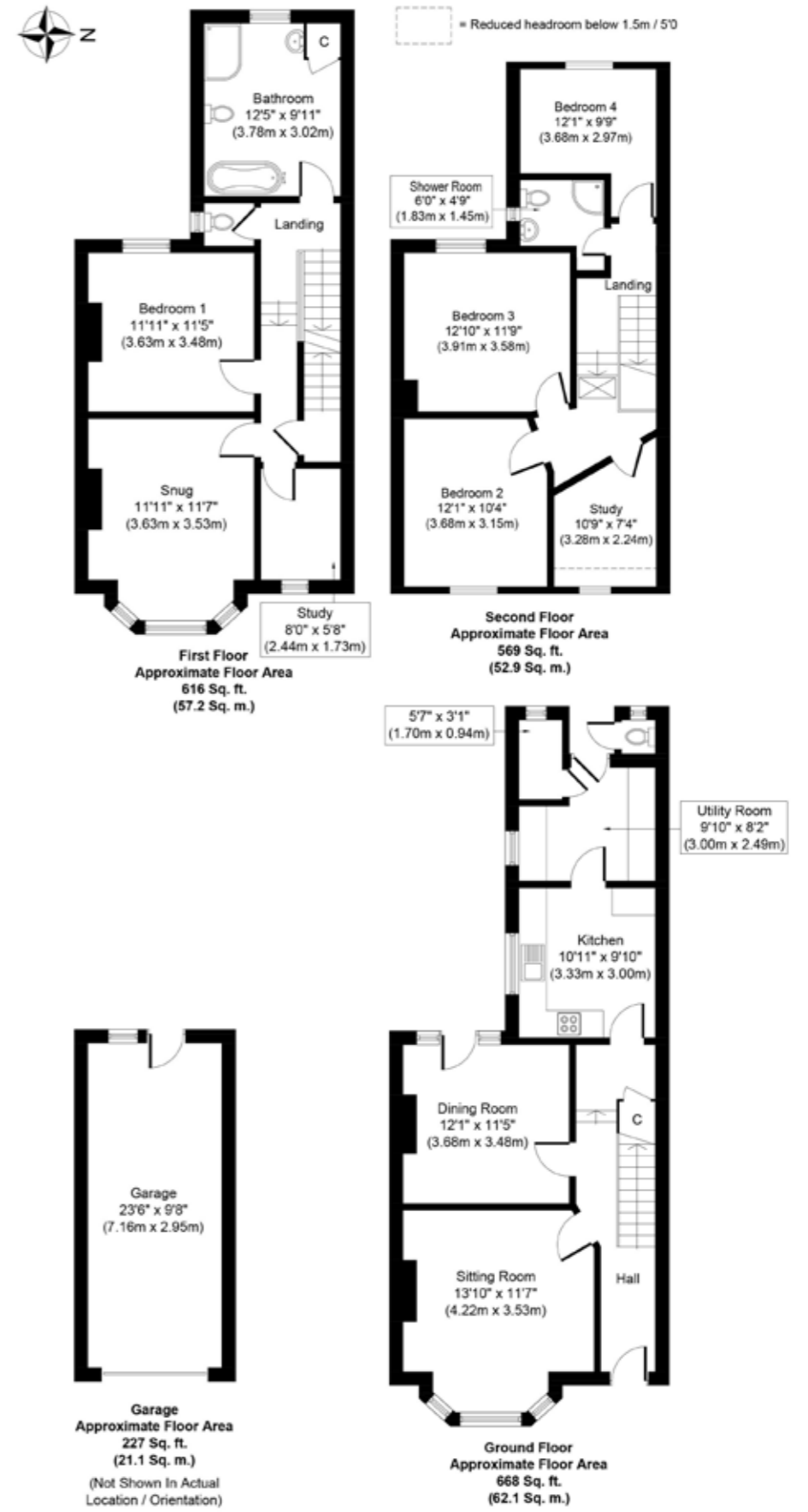
Further versatility is showcased on the first floor with yet more brilliantly high ceilings giving excellent proportions to what is currently a first floor snug/reception. An open fireplace makes this a wonderfully embracing room in which to enjoy time as a family or simply kick back with a good book. The generous principal bedroom is also found on the first floor alongside the elegant family bathroom complete with encaustic tiled floor, timber panelling, walk-in shower and a slipper roll top bath. A handy study completes the first floor.

The accommodation continues to the second floor with four further bedrooms providing yet more flexibility alongside some splendid elevated views across to the lighthouse and over the eclectic townscape of Cromer.

Outside, the home benefits from a spacious courtyard garden bordered by an attractive red brick wall as well as gated off road parking and further detached garage.







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.





“Cromer beach is a one minute walk away - it’s perfect for dogs!”





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...



Note from Sowerbys



Aerial view of Cromer

“Cromer has seen a brilliant influx of young and creative types in the last couple of years – the high street is alive with true independents.”

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## SERVICES CONNECTED

Mains electricity, water and drainage. Gas fired central heating.

## COUNCIL TAX

Band D.

## ENERGY EFFICIENCY RATING

D. 2017-3922-3209-8052-3204

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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