



THE STORY OF

# Homeleigh

*Bodham, Norfolk*

SOWERBYS





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# Homeleigh

Cromer Road, Bodham,  
NR25 6QG



Spacious Detached Bungalow

Three Double Bedrooms

Ripe for Updating and Extending

Highly Desirable Village Location,  
Conveniently Close to the Coast

Garage and Ample Off Road Parking

Detached Garage/Workshop



A delightfully spacious, three bedroom detached bungalow, 'Homeleigh' is set within beautiful wrap around gardens.

This fine property presents a rare and exciting prospect for updating throughout, and boasts just over 1,400 sq. ft. of accommodation.

A highly practical entrance/sun room leads through to two reception rooms and three double bedrooms, which are well-served by a large bathroom.

To the rear of the property you'll find a well-proportioned kitchen/breakfast

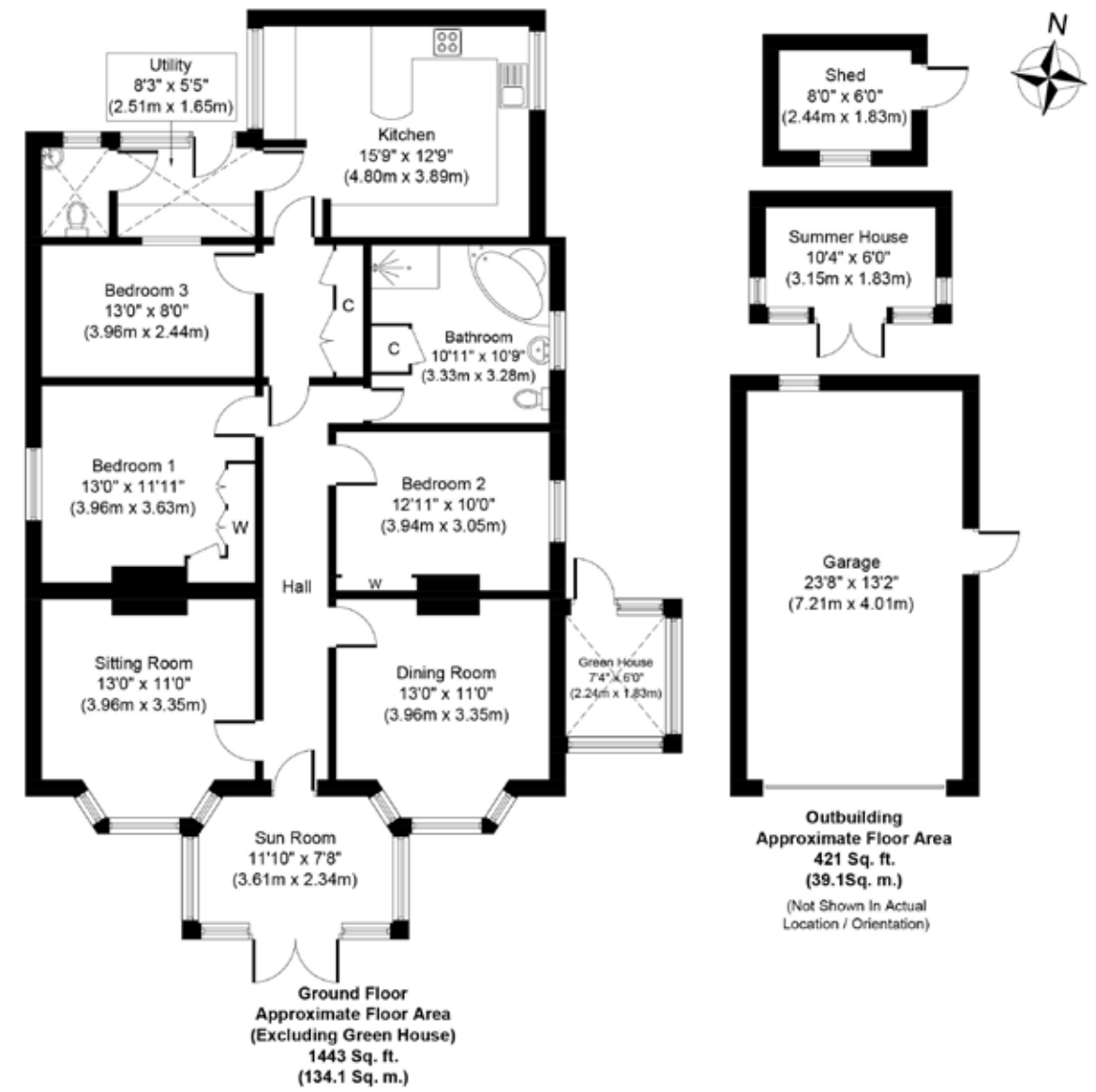
room, which enjoys wonderful views of the garden. A practical utility room and cloakroom completes the space.

Outside, the property is approached via a private gated entrance leading to ample off road parking, complemented by a detached brick-built workshop/garage and further outdoor storage including a summer house and green house.

The wrap around garden is mainly laid to lawn and is peppered with flower beds and ornamental trees, offering plenty of private spaces to enjoy the sunny space.

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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.



ALL THE REASONS



# Bodham

IN NORFOLK  
IS THE PLACE TO CALL HOME



Excellent positioned, Bodham is a north Norfolk village with great local facilities, including a traditional Norfolk village public house and direct bus services into Sheringham and Holt. It has a lovely community feel including local playing fields and a community centre. It features very easy access to Sheringham Country Park with great local walks and views, complemented by the local Weybourne steam train station a short walk away.

Holt is one of the most attractive small towns in Norfolk in an area of outstanding natural beauty. The town existed before the Norman invasion but was destroyed by fire in 1708. It had to be rebuilt and we're very lucky that the timing meant that the Georgian style

was used. The main street is lined with colour-washed Georgian buildings, many of architectural importance. There are tea and coffee shops, lots of antique and curio shops, food shops and delicatessens, banks, independent shops and, of course, historic Gresham's School founded in 1555.

The north Norfolk coast at Blakeney is six miles away due north. There is good sailing, golf, bird-watching and many good beaches nearby. The North Norfolk Steam Railway has its terminus on the outskirts of the town and connects Holt with the seaside resort of Sheringham six miles away. The cathedral city of Norwich is just twenty-six miles distant. From Norwich there are direct trains to London Liverpool Street and Norwich Airport is a convenient worldwide gateway via Schiphol Airport.



A historic photograph of Holt



## SERVICES CONNECTED

Mains water, electricity, gas and drainage. Heating via gas central heating.

## COUNCIL TAX

Band C.

## ENERGY EFFICIENCY RATING

C. Ref:- 9900-4152-0322-5027-1523

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.

## LOCATION

What3words: ///tastings.grips.bride

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# SOWERBYS



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