



THE STORY OF

# 39 Beeston Common

*Sheringham, Norfolk*

**SOWERBYS**





S

THE STORY OF

# 39 Beeston Common

Sheringham, Norfolk  
NR26 8ET

Three-Bedroom Period Residence with Loft Room

Highly Sought-After Location

Views Over Beeston Common

Elegant and Stylish Interiors

Immaculately Presented and Maintained

Beautifully Landscaped Gardens

Walking Distance to Town and Beach

SOWERBYS HOLT OFFICE  
01263 710777  
holt@sowerbys.com





“The best place to unwind is the summer house, especially with the evening sun...”

Period elegance, stylish interiors and exquisite gardens come together with an exceptional location which perfectly embraces the town and coastal lifestyle.

39 Beeston Common is a handsome, period home which commands one of the most sought-after and idyllic settings in the coastal town of Sheringham.

Beeston Common is a popular area, situated on the eastern outskirts of the town, and is an area of Outstanding Natural Beauty and Special Scientific Interest for all to enjoy. The Common is a mix of woodland, meadows, bog and heathland with great biodiversity.

With the environment of the common, on its doorstep, one part of nature is even closer - Beeston Beck. This minor

watercourse runs from a series of springs which feed into a part of Sheringham Wood. A small part of this stream runs at the front of the property and is a kindly reminder of the beautiful area close to this home. Another added benefit of its location is that this property is just a short stroll from Sheringham’s vibrant town centre, wonderful beach, and coastline.

Set over three floors, the balanced and efficient accommodation spans more than 1,200 sq. ft and is beautifully presented and maintained throughout.

A delightful mellow redbrick facade, with a classic bayed window, conceals a charming home with refined interior design and modern comforts.







An elegant entrance hall features a decorative tiled floor, fitted cupboards and staircase rising to the first floor. Off the hall, a traditional front sitting room exudes style with a classic bay window looking out over the common and a highly decorative fireplace. A second formal reception provides a flexible space which is currently utilised as a dining room. This delightful room features an ornate open fireplace and french doors out onto the rear garden and terrace.

An extended rear section provides a spacious kitchen featuring a comprehensive range of modern shaker-style cabinets, space for a breakfast table and seamless access and views over the garden - via more double french doors.

“This has been our charming, characterful and spacious home.”

The first-floor features two, well-proportioned bedrooms, a third bedroom/study and they are served by a luxurious and modern bathroom suite.

Rising to the second floor, you will find a loft room with fitted wardrobes, eaves storage space and a luxurious en-suite wet room.







Moving outside, you will find that the attention to detail and meticulous care continues with a delightful south-west facing front garden with lawns and colourful borders. This sun-drenched area looks out over the common and creates a delightful perching spot to enjoy the early evening sunshine.

The present owner is a highly skilled and passionate gardener, and this is very evident in the glorious rear garden. Neatly shaped lawns are flanked by established borders and awash with colourful flowering and shrub borders. A selection of carefully positioned sun terraces embrace the moving sunshine to create optional dining and entertaining areas. A charming summerhouse is perched in one corner to provide a tranquil spot to read a book and relax.

Pathways are carefully cut throughout the garden for ease of access and an ornamental pond provides a delightful feature to encourage the abundant local wildlife. To the side is an area for storage options with a water supply and water butts. A path gives access to an attractive, timber framed workshop and garden store. This flexible building has power and lighting - plus useful access to front and back. Parking is available directly in front of the property on the common.

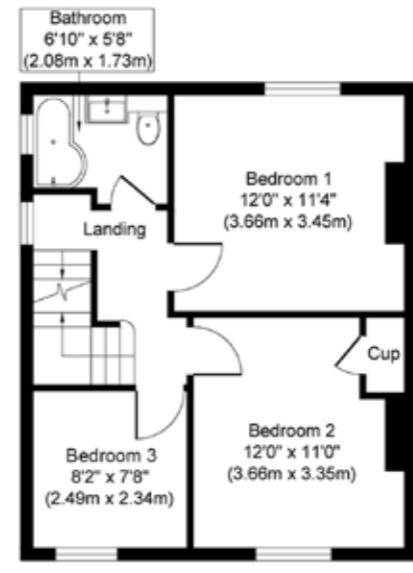
Beeston Common is one of the many areas in north Norfolk which is perfect for those who want to feel at one with nature. With each season welcoming a different array of flora and fauna, there's always something beautiful to cast your eyes upon. The Common is a Site of Special Scientific Interest (SSSI). Areas which need to be conserved, or are home to rare species, are awarded this status so that the landscape can be protected. The area is nestled on the edge of Sheringham so provides the perfect balance of open space, access to the coast and town conveniences.



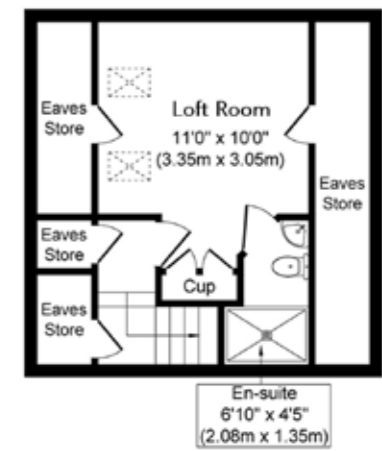




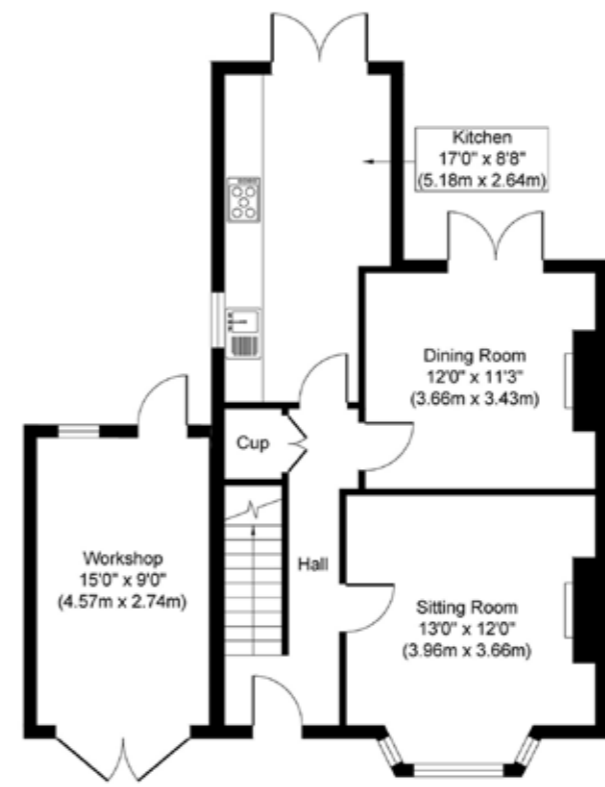
“We have our own space here, but it’s only a gentle stroll to the seaside and the town centre.”



**First Floor**  
Approximate Floor Area  
456 sq. ft  
(42.36 sq. m)



**Second Floor**  
Approximate Floor Area  
196 sq. ft  
(18.20 sq. m)



**Workshop**  
Approximate Floor Area  
135 sq. ft  
(12.54 sq. m)

**Ground Floor**  
Approximate Floor Area  
559 sq. ft  
(51.93 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.  
Copyright V360 Ltd 2022 | www.houseviz.com





ALL THE REASONS

# Sheringham

IS THE PLACE TO CALL HOME



Sheringham's motto, 'The sea enriches and the pine adorns', sets the scene for all that this traditional seaside town encompasses.

Historians believe a Viking warlord settled his tribe in the area c.900, and the area later became a farming and fishing community.

The arrival of the railway in the early 19th century saw the town's population surge and the landscape evolve with a delightfully eclectic range of architectural styles. Today, the station sits on the mainline rail link to Norwich and onwards to London or Cambridge – whichever track you follow, it's an unbeatable coastal commuter town to come home to.

At the heart of Sheringham is a thriving high street with a parade of independent shops peppered with plenty of tourist stops offering sugary treats and colourful postcards. Park at the top of the hill, next to the heritage North



Norfolk Railway which runs steam and diesel trains to Holt in the summer months, and wind your way down to the seafront where a stunning Blue Flag pebble and sandy beach awaits for an indulgent hour spent stone-skimming.

Learn more about the relationship between sea and land at the town's museum, fondly known as The Mo, where retired lifeboats reflect the past and a showcase of the Sheringham Shoal Offshore Wind Farm presents the future of the coastline.

At the end of the high street stands the Sheringham Little Theatre, a real local treasure which attracts an illustrious cast of actors from the nationals and is renowned for a vibrant summer rep season and glorious Christmas panto. The Hub, in the theatre's foyer, is a fantastic community café and place to catch up on neighbourhood news.

Locals love to celebrate the town's heritage, with a week of Viking themed events in February, a shared Crab and Lobster Festival with Cromer in May and an all-out carnival in August.

After the bustle of town, step away from the crowds and head along the Norfolk Coastal path to the top of Beeston Bump, just 15 minutes out of town, and immerse yourself in nature as you survey stunning views over the North Sea, Sheringham and West Runton. Or for an even bigger adventure, head to Sheringham Park and take the Repton Walk to the Gazebo for 360° views across the surrounding countryside – what a wonderful town to call home.

Note from the Vendor



"It's lovely to have the National Trust-run Sheringham Park on our doorstep."

THE VENDOR



## SERVICES CONNECTED

Mains water, electricity, gas and drainage. Gas central heating.  
The summer house has power and lighting.

## COUNCIL TAX

Band B.

## ENERGY EFFICIENCY RATING

D. Ref:- 0584-2885-6291-9891-3381

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: ///activism.hook.covenants

These particulars and measurements whilst believed to be accurate, are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give representation or warranty in respect of the property.



# SOWERBYS



Sowerbys Estate Agents Limited is a company registered in England and Wales, company no: 05668606. Registered office 54 Westgate, Hunstanton, Norfolk, PE36 5EL