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THE STORY OF
Magnolia Cottage

Sheringham, Norfolk

SOWERBYS



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Magnolia Cottage

Holt Road, Sheringham,
Norfolk, NR26 8NA

Beautifully Presented Extensive Period Property

Short, Easy Walk to Beach and Town Centre

Two Bedroom Ground Floor Self-Contained Annexe

Spacious and Impressive Reception Hall

Stunning Sitting Room with Bay Window

Attractive Dining Room and Breakfast Kitchen

Four Generous Bedrooms, Two En-Suite Shower Rooms

Ornamental Wrap-Around South
and West Facing Gardens

Conservatory and Two Pretty Summerhouses

Ample Parking and Spacious Garage/Workshop

SOWERBYS HOLT OFFICE

01263 710777

holt@sowerbys.com



“Over the years many friends, family and visitors have remarked how calming and tranquil the house is...it’s a very special place.”

Magnolia Cottage is a truly special property. Dating back to the 1880s, this home was originally the stables which served the rather grand, Edwardian, Sheringham Hotel. During this period, the Holt Road attracted wealthy out-of-county families seeking summer retreats within this newly discovered, and unspoilt part of the coast.

In the early 20th Century the house was extended, and over the last 100 or so years has seen a rich history. Today, it’s a beautiful family home, providing comfortable, homely accommodation,

with versatility added by a self-contained ground floor annexe.

Magnolia Cottage’s current owners have been here for some 12 years, and have thoroughly enjoyed bringing back to life the parquet flooring and wooden floorboards, restoring the Arts and Crafts style of the property. The original fireplaces are particularly magnificent. They’ve also extensively landscaped the south-facing and the west-facing gardens of the main house, whilst creating a seaside-style garden and sun terrace for the annexe.





Beautiful parquet flooring greets you as you enter the spacious and welcoming entrance hall, before flowing through into the sitting room, where the magnificent fireplace is fitted with a wood-burner. The south facing bay window floods the room with light and the picture rails and high ceiling add space and grandeur. At Christmas the room becomes magical, with the family gathered, the fire blazing and a huge Christmas tree sparkling in the window bay.

The tranquil feel continues into the dining room, where the wooden floor has also been restored, and french doors open out to the terrace. Another impressive fireplace provides a focal point. The west facing conservatory enjoys the sun through the day into the evening and, with gardens on three sides, it's a peaceful spot to enjoy a moment of calm.

To the rear, the attractive kitchen/ breakfast room, with its oak units, is spacious and well laid out, with a utility room/walk-in larder adding further practicality. A cloakroom, off the entrance hall, with its original pamment tiled floor and period fittings, completes the ground floor accommodation.



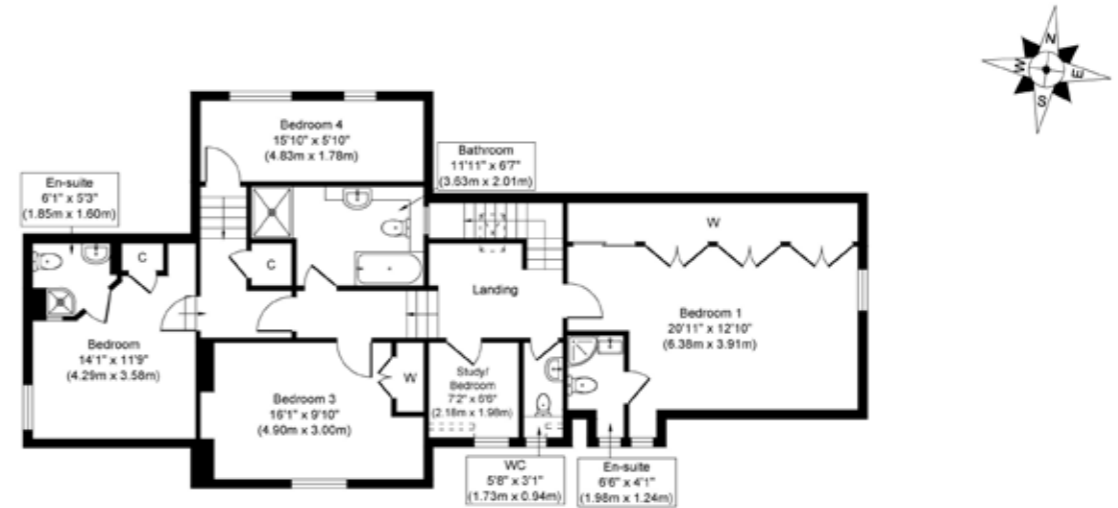
The galleried landing allows light to filter throughout the first floor and there's space for a reading nook, if you wish. Extensive fitted wardrobes in the principal bedroom allow space for even the biggest shoe collection! Together with a tall picture window and contemporary en-suite shower room, this is a calming sanctuary. Two further good-sized double bedrooms also have fitted wardrobes, and one has an en-suite shower room. The fourth bedroom has a high vaulted ceiling and views of the clifftop golf course.

With the first floor accommodation completed by a family bathroom, further WC, home office and airing cupboard, there's plenty of space for family to stay. In fact, our sellers ran the house as a successful B&B for several years before reverting it to a family home, and they now offer the annexe as a self catering holiday let, with many guests returning year after year.

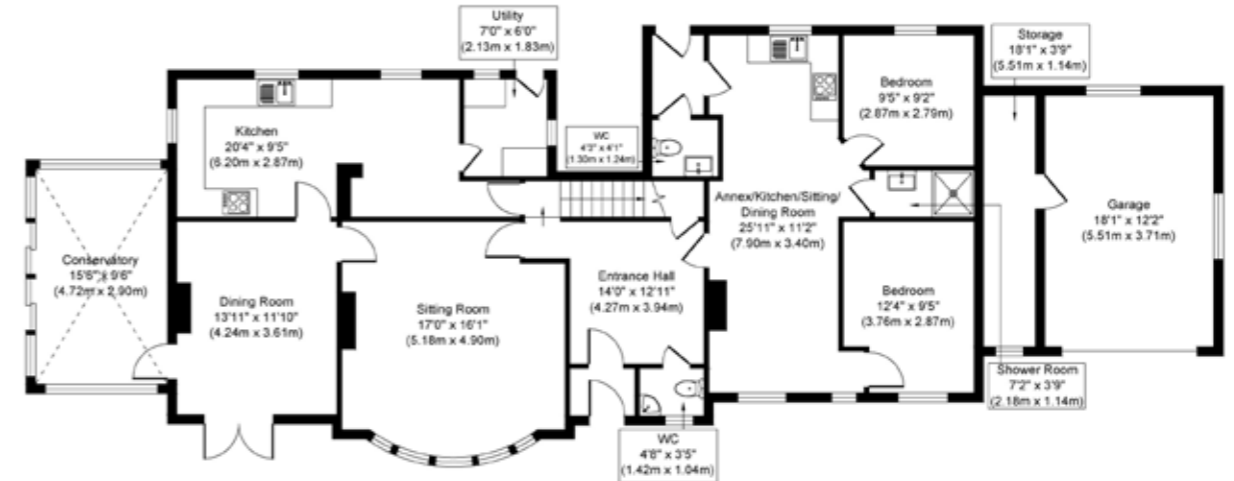




Set up to allow its occupants to be completely independent, the annexe has its own garden and external door. With two bedrooms sharing a shower room, and a spacious, open-plan kitchen/sitting/dining room, the annexe is equally well suited as additional accommodation for family members, and a connecting door means it can easily be used as part of the main house. Should you wish, it would also lend itself to becoming a home office, games room, studio or gym - the possibilities are endless!



First Floor
Approximate Floor Area
1103 sq. ft
(102.47 sq. m)



Ground Floor
Approximate Floor Area
1878 sq. ft
(174.47 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.

There is plenty of space outside for multiple vehicles, with a garage and parking on the driveway, and the dynamic between Magnolia Cottage and its annexe affords each complete privacy and independence.

Adorned with a delightful selection of mature trees and shrubs, the south-facing front garden features a summerhouse and seating terraces. The west facing garden is tucked away, and making the most of its position, enjoys the sun for most of the day. In summertime this beautifully landscaped space becomes an outdoor room. A sun terrace, barbecue area and log cabin mean you're spoilt for choice of places to sit and relax in this seaside haven.



“...we love Norfolk’s gentle pace of life, friendliness, natural beauty and famously big blue skies.”

The property is perfectly located which results in a walk of just a few minutes to the top of Sheringham High Street, where the bus stations, Poppy Line and Bittern Line can be found, and of course it is not much further to find the beach.

It is very difficult to not only find a property with so much character, charm and history, but to also find one presented so superbly is a rare feat itself. Magnolia Cottage is beautiful inside and out, with a captivating past and present, and will surely steal your heart at the first glance.





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



View over Sheringham from Beeston Bump

“Sheringham remains unspoilt and little changed from our holiday memories, although there's been an upsurge of quality eating spots - all within tempting walking distance!”

THE VENDOR



SERVICES CONNECTED

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

COUNCIL TAX

Band F.

ENERGY EFFICIENCY RATING

D. Ref:- 0360-2101-5260-2527-6721

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: ///airbase.device.parade

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