



THE STORY OF

Cromer Baptist Chapel

Cromer, Norfolk

SOWERBYS



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Cromer Baptist Chapel

Church Street, Cromer, Norfolk
NR27 9ES

Grade II Listed Chapel

Two/Three Bedrooms

Integral Self-Contained One Bedroom Town House

Extensive History and Phenomenal Features

Beautifully Restored with Further Potential to Improve

Incredible Position Within Town

Moments Away From The Beach

Successful Holiday Let History

Located Within One of Norfolk's Finest
Up-and-Coming Seaside Towns

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“We’ve loved the main atrium for its sheer size and the dramatic wow-factor.”

It has only been over the past several years where Cromer feels as though it has awoken from its roots, as a typical Victorian seaside town, to now become arguably the best place in Norfolk to live, invest and love.

So often, Cromer has been thought of as a “sleeping giant” - amongst some who live in its vicinity - but with repeated media coverage, it is growing, and growing - and growing - in popularity.

Cromer has swiftly become not only the place to invest residentially, but also commercially. There are more independent cafes, restaurants and bars

opening up as a result of a beautiful community, often working together on shared events, doing a splendid job.

There is a strong cosmopolitan and artisan feel as you walk through the town and side streets, with plenty of quirky shops and historic buildings where each direction seems to pull you towards the incredible beach and exciting pier.

This combination of history and community - with a dash of rejuvenation - brings us delightfully onto a home like no other...







Sitting as a quiet sanctuary within the centre of this bustling seaside town, lies the magnificent Cromer Baptist Chapel and the attached Old Sunday School and Vestry.

The Chapel was in dire need of refurbishment and was on the cusp of becoming either a commercial property, or - arguably worse - to remain dormant with its doors closed.

Thankfully, both elements of this entire building were given the love they truly deserve and a full change of use was achieved for a fully furnished holiday let which allows use as a second home.

As you can see, the Chapel is now set up and can be used as a two or three bedroom property, with services ready to be utilised to create further bathrooms - subject to planning permission. Whilst there is an abundance of reception space, and a well-thought out kitchen - none of the charm or character of this property has been lost.



The Chapel's new lease on life complements the already-successful holiday let: The Old Sunday School and Vestry, which is almost as quirky as the Chapel itself.

This integral town-house-style cottage is a fully functional, self-contained one bedroom property which has been dressed sympathetically to work in tandem with the Chapel and blend seamlessly with it. The Old Sunday School and Vestry enjoys a private entrance on Surrey Street, mere yards away from the sea and high street, and enjoys views across parts of historic Cromer.

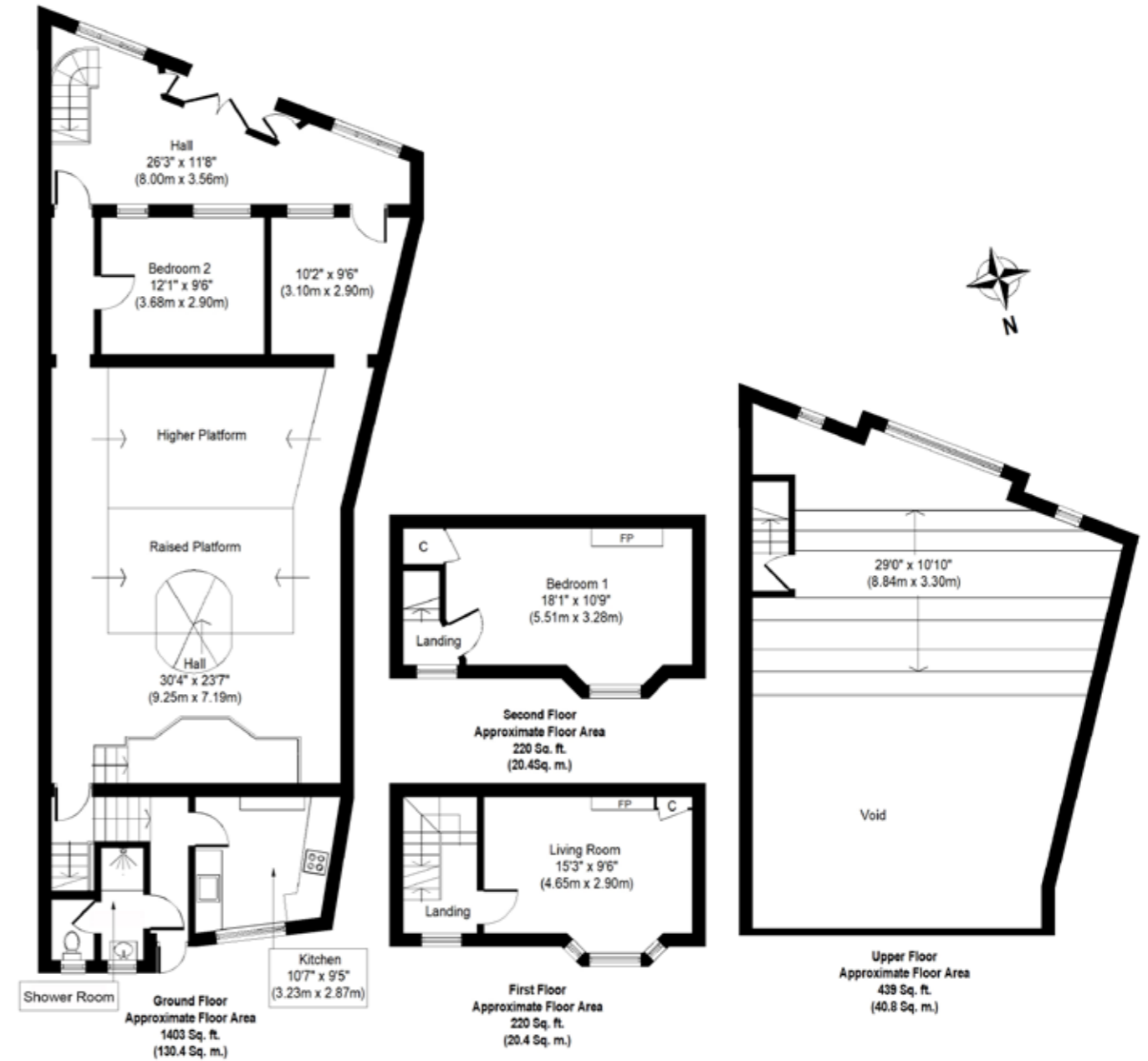
Whether you choose to enter this spectacular building from the dramatic terracotta façade on the high street, or decide to nestle into The Old Sunday School and Vestry from the quiet Surrey Street, you will not be disappointed.

The architectural beauty of the entire building is truly unparalleled. It is a thrilling and prestigious experience for Sowerbys staff to handle such remarkable properties, knowing they have the privilege of working with these stunning and extraordinary structures until a new owner is discovered. Properties like this are a rare gem in the real estate market, and one could argue that finding homes as majestic as this in the north Norfolk area is even more exceptional.





“This is a fabulous home-from-home. It’s special, unique and rare. The terracotta facade is simply glorious.”



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...



Note from the Vendor



“Cromer has become increasingly popular and the bar at the end of the pier offers lovely views to shore.”

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SERVICES CONNECTED

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

COUNCIL TAX

To be confirmed.

ENERGY EFFICIENCY RATING

An Energy Performance Certificate is not required for this property due to it being Grade II listed.

TENURE

Freehold.

LOCATION

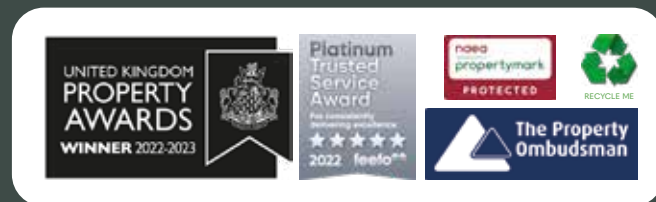
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LOCATION

The accommodation must be available for holiday letting at least 140 days annually, with no single let exceeding 31 days. Records of use and advertising must be kept and provided to the Local Planning Authority, to ensure compliance with holiday-use restrictions placed to ensure that the accommodation is restricted to holiday use only, and not used as permanent residential accommodation in accordance with Policy EC 9 of the North Norfolk Core Strategy.

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.

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