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THE STORY OF
Anchor Cottage

Cromer, Norfolk

SOWERBYS



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Anchor Cottage

3 Clarence Mews, Brook Street,
Cromer, NR27 9BF



Well-Hidden within the Town Centre

Two Bedrooms, Two Bathrooms and a Roof Terrace

Picturesque View of the Church

Modern Mews House Set within a Private Gated Courtyard

Popular Norfolk Seaside Town



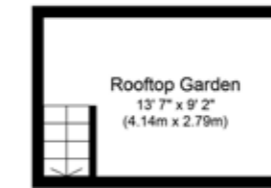
Hidden away in the heart of Cromer, residing only mere yards away from the high street. The town is a bustling haven of quirky and exciting shops, independent cafés, and pubs, as well as the pier and beach too.

Anchor Cottage is a two bedroom, two bathroom mews house which enjoys privacy behind the gates of the complex, shared amongst five others. The shower room on the ground floor is a useful aspect to the property, being able to easily dust off sandy feet with ease. The open-plan kitchen and living room creates a sociable space.

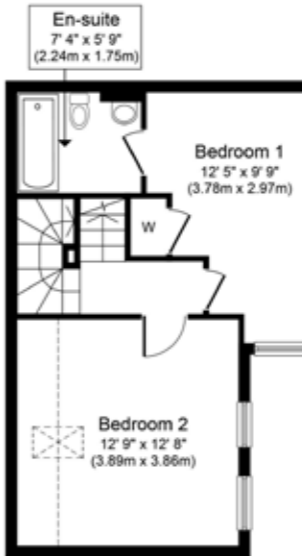
Ascending to the first floor, the principal bedroom enjoys an en-suite bathroom. The second bedroom is generously sized; currently it serves as a twin bedroom. From the landing, there is a small staircase which leads toward the unique, ideally located, rooftop garden. Enjoying a front row seat to the eastern aspect of The Church of St Peter and St Paul. The rooftop terrace has an exclusive view of the town, right from its very own heart.

Anchor Cottage is a property that's perfectly situated in the heart of a vibrant seaside town, offering fantastic potential as a home or to be continued as an idyllic holiday let.

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Second Floor
Approximate Floor Area
132 sq. ft.
(11.5 sq. m.)



First Floor
Approximate Floor Area
394 sq. ft.
(36.6 sq. m.)



Ground Floor
Approximate Floor Area
392 sq. ft.
(36.4 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.

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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 Sowerbys



Anchor Cottage - view from the rooftop terrace.

"A beautiful home in the centre of Cromer."

SOWERBYS



SERVICES CONNECTED

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

COUNCIL TAX

Band B.

ENERGY EFFICIENCY RATING

To be confirmed.

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: ///handwriting.tropic.refusals

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