



THE STORY OF

# The Sea House

*Weybourne, Norfolk*

**SOWERBYS**

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# The Sea House

Temple Drive, Weybourne,  
NR25 7ET

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- Spectacular Coastal Residence
- Extensively Re-Modelled and Renovated
- Five Bedrooms and Four Bathrooms
- Magnificent Open-Plan Living Space
- Exquisite Interior Design
- Impressive and High-Specification
- Beautifully Landscaped Grounds
- Discreet and Private Setting
- Air Source Heating
- Coastal Village and Walking Distance to Beach
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SOWERBYS HOLT OFFICE  
01263 710777  
holt@sowerbys.com





“We often see deer and owls in the woodland behind our garden.”

A remarkable, contemporary residence set in an exclusive coastal enclave in the heart of north Norfolk.

‘The Sea House’ in Weybourne is aptly named thanks to its prime coastal position. Set in a designated ‘Area of Outstanding Natural Beauty’ and adjoining a conservation area of ‘particular geological and physiological interest’ this spectacular home enjoys a unique environment that remains protected and unspoilt.

The present owners, established and highly regarded local builders, purchased the property in recent years with the intention of creating a special home which embraces modern living with refined interior design and the latest in efficient

technology. Not only did they achieve this, but they have also excelled in every sense and created arguably one of the most stand-out coastal homes in the area.

Originally built in the 1960s and of great architectural merit for its time, this coastal residence has now been dramatically transformed with great flair and style to provide a unique home which celebrates the latest in design, innovation and efficiency.

This extensive renovation, remodelling and extension project included all new services, with air source heating, new electrics throughout, new windows and doors, plus high-specification kitchen, bathrooms and interior finish.





Set on a discreet and generous plot, the property spans over 3,200 sq. ft. with spectacular split level living space and no less than five bedroom options set over two floors.

The entrance hall is dominated by a spectacular turning staircase which features open oak treads and glazed balustrade. Off the hall, a wonderful sitting room enjoys a triple aspect over the gardens and bi-fold doors onto a side terrace. This striking room is elevated by its double-height vaulted ceiling and modern inset fireplace.

There are two double bedrooms on the ground floor, each exquisitely dressed and served by a luxurious shower room and WC.

‘The Sea House’ firmly raises the bar when you step into the breath-taking kitchen/dining/living space, which has been created by an innovating and striking extension. This immense room spans over 800 sq. ft. and cleverly incorporates a kitchen, dining and entertaining area plus a wonderful living space.

The kitchen exudes style and elegance with classic ‘Shaker’ cabinetry capped with crisp quartz stone worktops, a suite of integrated appliances and an oversized central island with breakfast bar. The dining area is ideal for entertaining on a grand scale and is accentuated by bi-fold doors onto a side terrace. The vast living area connects seamlessly with the garden terrace thanks to expansive floor to ceiling bi-fold doors to create a spectacular area for entertaining.



The first floor features three further bedrooms, each boasting 'Juliet' balconies and a unique identity. The principal bedroom suite covers around 400 sq. ft. of sumptuous and indulgent space, which includes a furnished dressing room and a luxurious en-suite shower room. A fully glazed gable features a 'Juliet' style balcony and provides wonderful views over the gardens and woodland beyond.

A second bedroom features an en-suite shower room, perfect for guests, whilst the balcony provides westerly views. The third bedroom is served by a wonderfully appointed family bathroom with free-standing bath and separate shower.





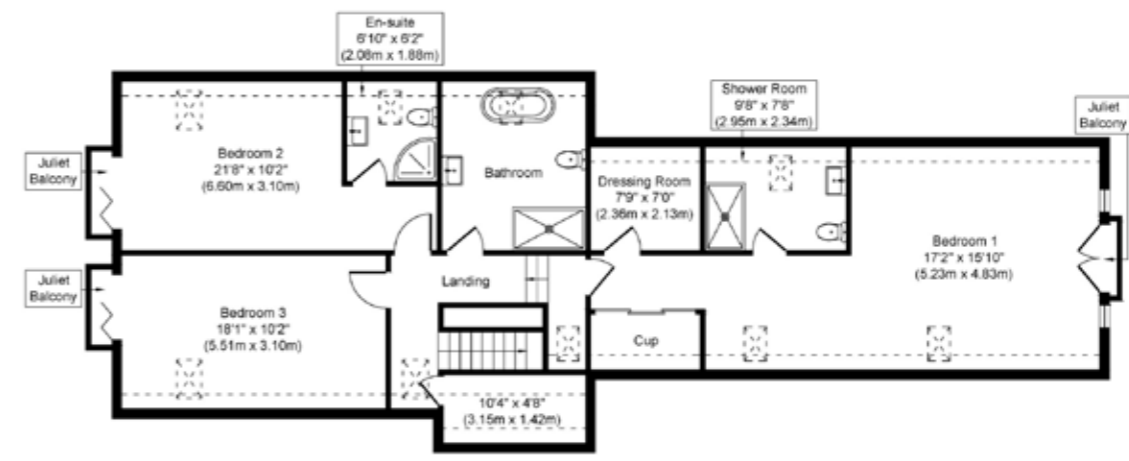
‘The Sea House’ is further complemented by stunning landscaped grounds, which form a magical environment for the house to enjoy. To the front of the house a private driveway provides ample off road parking, whilst a lawned area and flowering borders create an inviting arrival.

“We’ve loved living in a quiet location and having a tranquil, private garden.”

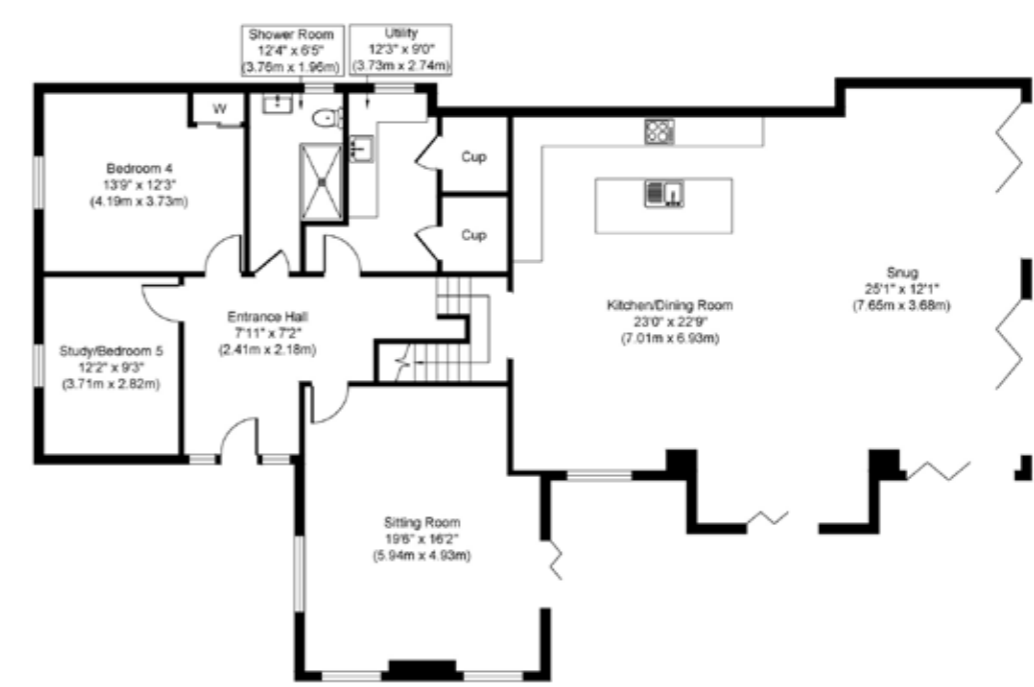
The rear garden has been beautifully designed and installed to create a splendid backdrop and outside space which complements the house perfectly. An expansive sunken and paved sun terrace wraps around the house on two sides, whilst steps gently rise to a central lawn. Mature boundaries ensure the garden is a discreet and peaceful place to enjoy. On the rear boundary our sellers have created a decked terrace which enjoys dappled shade from mature trees and a firepit area for family occasions.

‘The Sea House’ commands a truly blessed location, tucked away on a quiet loke in the heart of Weybourne, whilst embracing coastal life with the beach just a short stroll away. An excellent village shop and pub add to the attributes of this great location.





**First Floor**  
 Approximate Floor Area  
 1271 sq. ft  
 (118.07 sq. m)



**Ground Floor**  
 Approximate Floor Area  
 1932 sq. ft  
 (179.48 sq. m)

“Weybourne beach is one of our favourite places to visit and is less than a ten minute walk away.”

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



# Weybourne

IN NORFOLK  
IS THE PLACE TO CALL HOME



Just three miles west of Sheringham, Weybourne is familiar to many as a stop on The Poppy Line steam railway, which is a magnificent way to arrive at this unspoilt coastal village. You might spot pretty Weybourne Windmill as you ride the line, which local legend says once signalled to smugglers with the turn of its sails whether the coast was clear to land.

The mill was later home to Mr and Mrs Dodds who were arrested as spies during World War II, after police spotted the couple using the windmill to signal out to sea and discovered a radio transmitter. East Anglia's proximity to Europe meant it played a key role in the war effort and a secret World War II military site to the left of the village, Weybourne Camp, which was visited by Churchill is now home to the Muckleburgh Collection, one of the UK's largest privately owned displays of guns and military vehicles.

Following Station Road, turn into Church Street where the medieval All Saints Church sits, and behind it Weybourne Priory, once home to Augustine monks. Further along is The Ship Inn, a traditional village pub which has been serving locals since the 1800s. Enjoy one of its wide selection of local ales and artisan gins as you enjoy seafood freshly caught just footsteps away. If you follow Beach Lane down to the coastline, you might see the boats which fish the waters for their catch.

Take the coastal path west towards pretty Cley and Salthouse Marshes or head east back to Sheringham. Surrounded by fields, woodland and heathland in an Area of Outstanding Natural Beauty, with its village shop, tea room, many traditional cottages and period homes this is a wonderful place to call home.



Note from the Vendor



Views of the steam train.

“The Sea House is surrounded by natural beauty and enjoys distant views of the Poppy Line steam trains.”

THE VENDOR



SERVICES CONNECTED

Mains water, electricity and drainage. Underfloor air source heating to ground floor and raised ground floor. Air source heating via radiators to first floor.

COUNCIL TAX

Band E.

ENERGY EFFICIENCY RATING

C. Ref:- 5837-4528-4200-0380-9222

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: ///adverbs.zaps.youthful

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# SOWERBYS



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