



THE STORY OF

3 Beeston Hall Cottages

Beeston Regis, Norfolk

SOWERBYS



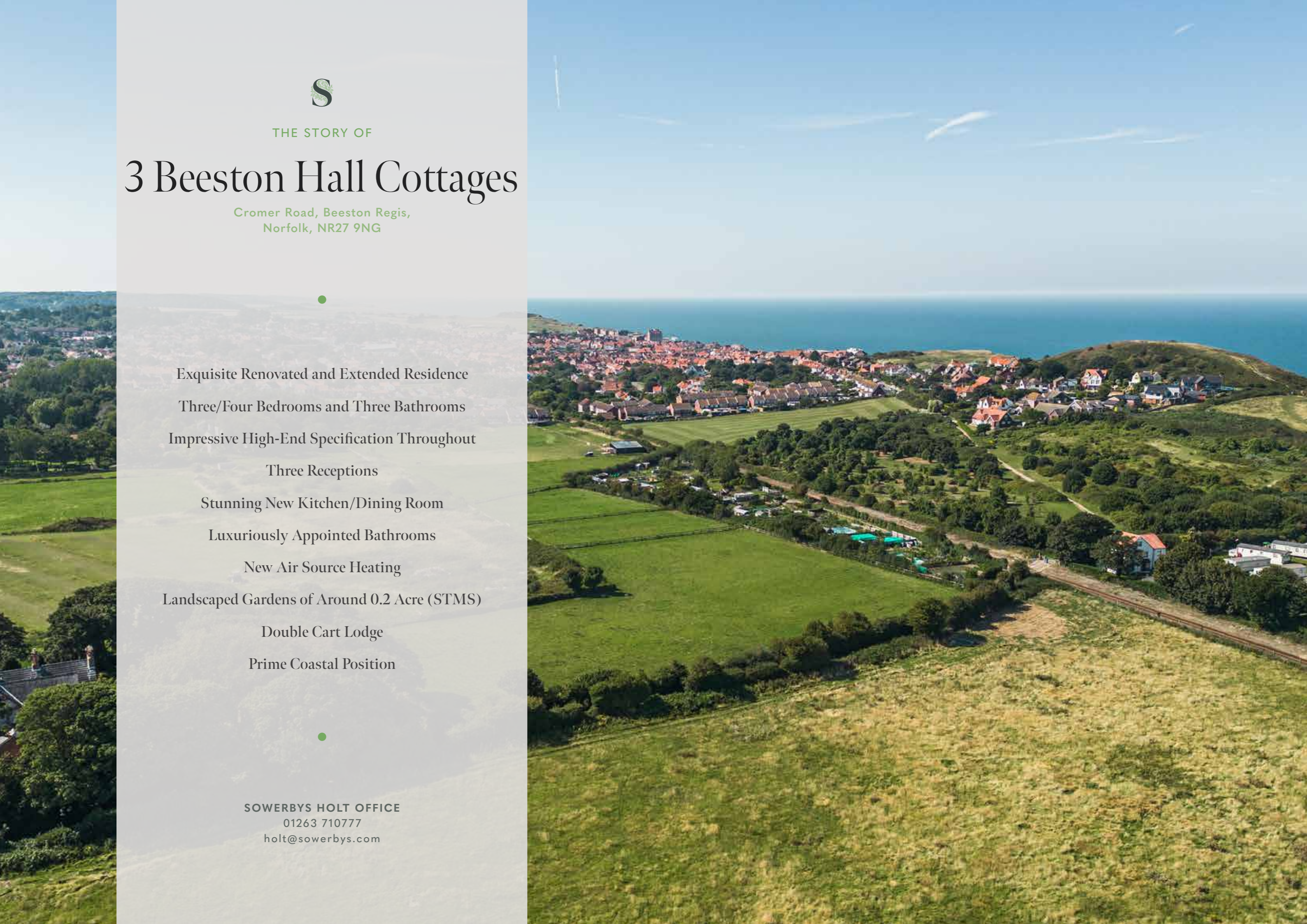
THE STORY OF

3 Beeston Hall Cottages

Cromer Road, Beeston Regis,
Norfolk, NR27 9NG

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- Exquisite Renovated and Extended Residence
- Three/Four Bedrooms and Three Bathrooms
- Impressive High-End Specification Throughout
- Three Receptions
- Stunning New Kitchen/Dining Room
- Luxuriously Appointed Bathrooms
- New Air Source Heating
- Landscaped Gardens of Around 0.2 Acre (STMS)
- Double Cart Lodge
- Prime Coastal Position
-

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“...an opulent home which combines the provenance and charm of a cottage with modern luxury and style.”

The art of combining old with new when it comes to property can be a challenging and often an unsuccessful process. This remarkable creation has achieved exactly this, and the outcome is an outstanding home which perfectly embraces local heritage architecture, cottage style, cutting edge efficiency and modern luxuries.

Originally forming a row of humble brick and flint cottages, this unique property has been extensively remodelled, renovated and extended by a highly renowned, local builder, creating an exquisite residence which embraces a modern, coastal lifestyle.

Nestled in the grounds of Beeston

Hall and less than half a mile walk to north Norfolk's glorious coastline, this exceptional home enjoys a blessed position set between rolling countryside and rugged sandy beaches.

With meticulous attention to detail and an impressive finish and specification throughout, the developer commissioned local, skilled craftsman to create an opulent home which combines the provenance and charm of a cottage with modern luxury and style.

Intricate brick and flint elevations set under a traditional pantile roof perfectly champion the local architectural vernacular, whilst concealing a refined and stylish interior.





Notable features and specification include air source heating to under floor, new double-glazed windows and doors, stunning bespoke in-frame kitchen, and luxuriously appointed bathrooms. Further delightful touches include solid oak latched doors internally and a front porch and side balcony in solid green oak.

Thanks to the innovative and substantial extension, the property now extends to over 1,800 sq. ft. and is set over two floors.

The front door is dressed in a charming oak porch and leads through to a central hall, which features an elegant turning staircase with oak and glazed balustrade. Off the hall is a perfectly placed study which could easily function as a ground floor bedroom.

A delightful sitting room features oak flooring and charming fireplace with wood-burning stove. Glazed double doors link the sitting room to a garden room/dining room. This versatile space enjoys direct access onto the rear sun terrace and enables the formal sitting room to expand when entertaining guests.

The new extension wing is home to an outstanding kitchen/breakfast room, which enjoys a double aspect and access

out onto a sheltered sun terrace. This wonderful space includes a brand-new kitchen featuring bespoke in-frame 'Shaker' style cabinetry capped in crisp quartz worktops and a central island with a breakfast bar and solid oak worktop.

The kitchen comes with a full suite of high-end appliances to include double oven, hob with extractor and full-size dishwasher. At over 20' in length this impressive room can easily accommodate an informal dining/sitting room area, and double french doors flow out to the terrace and gardens. Off the kitchen is a utility/boot room and guest WC.

The first floor is well-balanced, full of character and offers three double bedrooms. The stunning principal suite resides in the new extension and enjoys wonderful, elevated views over the coastline. This decadent room features extensive fitted wardrobes, an oak framed balcony looking west over the gardens and a luxuriously appointed en-suite bathroom with dual wash basins, an inset bath and separate shower cubicle.

Bedroom two is the perfect guest room with coastal views, fitted wardrobes and an en-suite shower room. Bedroom three also has fitted wardrobes and is served by a brand-new family sized bathroom.





No. 3 Beeston Hall Cottages sits in glorious, landscaped gardens which extend to around 0.20 acre (STMS). Freshly landscaped, the gardens provide a wonderful environment for the property to enjoy both aesthetically and practically. To the front is an extensive private parking area flanked by attractive flint walls. A gate set between walls reveals steps down to the garden path which leads to the front door. An enclosed front garden features manicured lawns and freshly landscaped borders.

Adjacent to the front parking area, remote access electric gates open to reveal a further private parking courtyard and access to an oak framed double cart lodge. This attractive building provides further parking options, storage solutions, and is fitted with power and lighting.

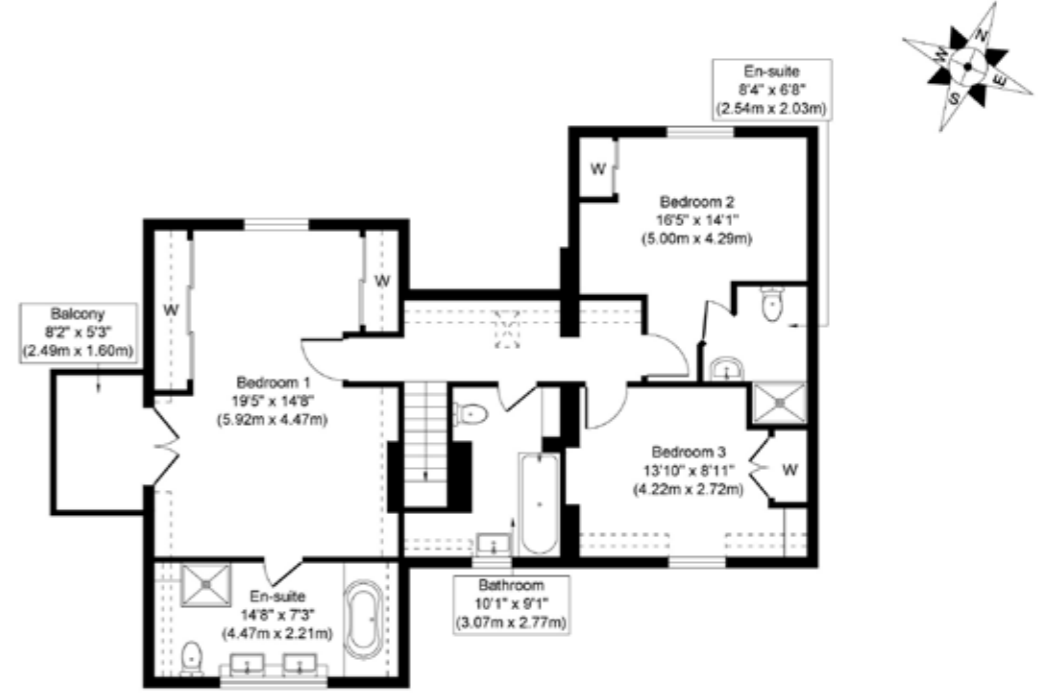
The rear garden wraps around the property on two sides with a paved courtyard directly off the rear elevation. On the westerly elevation shaped lawns are enclosed by traditional post and rail fencing and Portuguese laurel. A sunken, paved sun terrace set off the kitchen/dining room creates the perfect entertaining area with a sunny south westerly aspect over the gardens.

No. 3 Beeston Hall Cottages commands a prime coastal position between the town of Sheringham and the pretty village of West Runton. This charmed location is a Designated Area of Outstanding Natural Beauty and is nestled between coast and countryside.

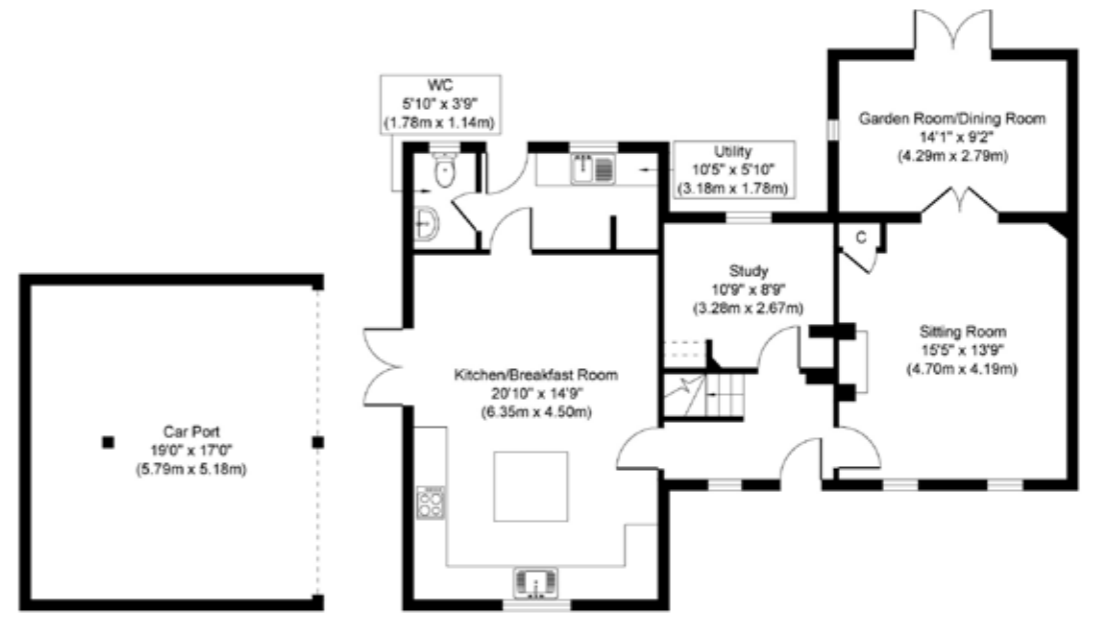




“This charmed location is a Designated Area of Outstanding Natural Beauty and is nestled between coast and countryside.”



First Floor
Approximate Floor Area
916 sq. ft
(85.09 sq. m)



Outbuilding
Approximate Floor Area
323 sq. ft
(30.00 sq. m)

Ground Floor
Approximate Floor Area
916 sq. ft
(85.09 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

Beeston Regis

IS THE PLACE TO CALL HOME



Nestled between Sheringham and West Runton, Beeston Regis is a highly desirable north Norfolk village, with both countryside and coastal life on your doorstep.

West Runton and Beeston Regis Heath is the perfect place for a picturesque walk offering woods, heaths and beautiful coastal views.

Less than two miles away is the ever popular coastal town of Sheringham. 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.

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.

Note from Sowerbys



“A sunken, paved sun terrace set off the kitchen/dining room creates the perfect entertaining area with a sunny south westerly aspect over the gardens.”

SOWERBYS



SERVICES CONNECTED

Mains water, electricity and drainage. Heating via air source heat pump.

COUNCIL TAX

Band C.

ENERGY EFFICIENCY RATING

E. Ref:- 8920-7026-7430-7110-6272

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

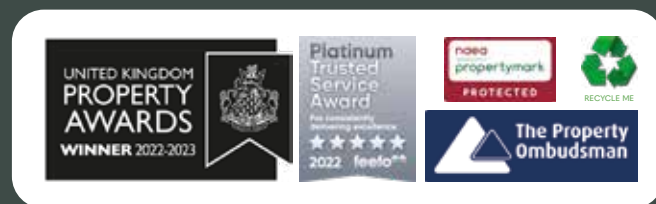
Freehold.

LOCATION

What3words: ///scariest.gentle.broth

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SOWERBYS



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