



THE STORY OF

Regis Cottage

Sheringham, Norfolk

SOWERBYS

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Regis Cottage

6 Regis Place, Sheringham,
NR26 8BL



Three Bedroom Flint Cottage
Very Well-Presented Throughout

Two Formal Receptions

Well-Appointed Kitchen

Rear Garden

Quiet, Residential Cul-de-Sac

Town Centre Location

Short Stroll to Beach

Perfect Turn-Key Cottage

Excellent Holiday Let Pedigree



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“Regis Cottage is charming, wholesome and homely.”

Intricate knapped flint elevations, delightfully presented accommodation, and a quiet residential location just a short stroll from the beach make this pretty cottage a coastal haven with town centre amenities.

‘Regis Cottage’ is a charming and traditional brick and flint cottage that commands a prime and enviable location in the heart of the historic coastal town of Sheringham. Step outside the front door and take a short stroll and you will find yourself immersed in the town’s eclectic

high street and glorious coastal scene.

Currently running as a highly successful holiday let, and much-loved family holiday home, the cottage is presented in excellent order throughout and offers the perfect coastal ‘turn-key’ solution.

Set over two floors and set behind a most attractive façade the accommodation is well-balanced and perfectly arranged to provide spacious and comfortable living for six guests.



A front porch leads through to the sitting room, with wooden floors and decorative fireplace. A spacious, second reception area behind the sitting room provides ample space for dining and adjoins a well-appointed kitchen.

At the rear of the cottage is a family sized bathroom with a modern, white suite and shower over bath.

To the first floor there are three individual bedrooms. Two are balanced doubles, whilst there is a third bunk bedroom or study.

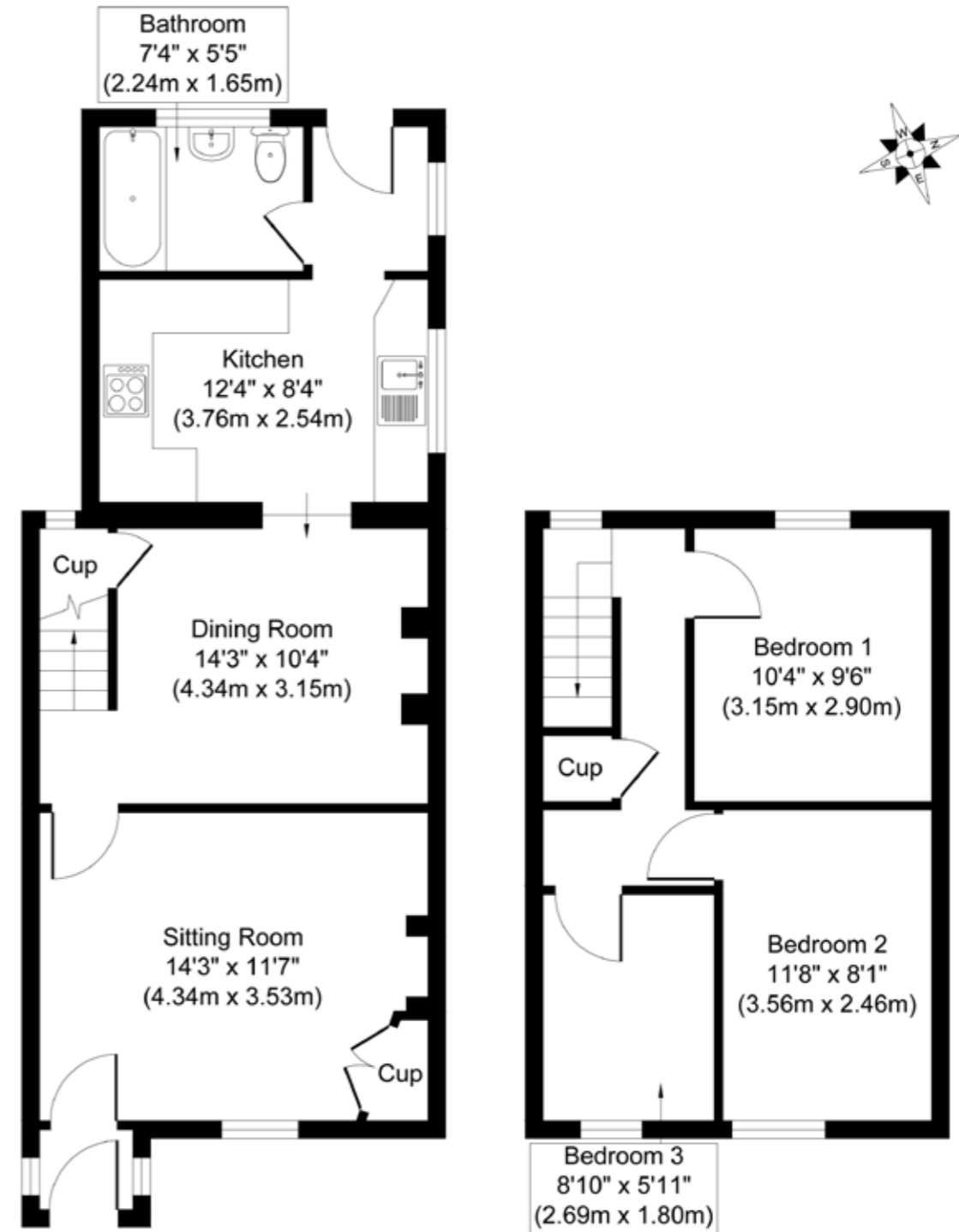




Outside you will find an enclosed courtyard garden which is predominantly paved for ease of maintenance. The paved terrace is ideal for outside entertaining and enjoys a sunny south westerly aspect. A side passage leads to the front of the cottage and provides practical space for bins etc.

“We enjoy gathering on the terrace for drinks and a barbecue.”

‘Regis Cottage’ is nestled within a quiet and discreet residential cul-de-sac with on road parking and is just a short walk away from both Sheringham’s town centre and beach. Whether you want to grab a drink, dine, enjoy a spot of retail therapy or just take a long stroll along Sheringham’s glorious and expansive beach this cottage is perfectly placed.



Ground Floor
Approximate Floor Area
522 sq. ft
(48.49 sq. m)

First Floor
Approximate Floor Area
324 sq. ft
(30.10 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

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 Sowerbys



Sheringham Park

“Owning a coastal cottage in such a wonderful town means you can escape a busy lifestyle whenever you like.”

SOWERBYS



SERVICES CONNECTED

Mains water, electricity, gas and drainage. Heating via gas fired central heating.

COUNCIL TAX

Band C.

ENERGY EFFICIENCY RATING

E. Ref:- 8814-7427-2630-1196-3926

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: ///vets.bend.cornfield

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