



INTRODUCING

Babingley House

Sheringham, Norfolk



SOWERBYS

Land & New Homes Specialists

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Babingley House

The Strand, North Street, Sheringham, Norfolk,
NR26 8LW



A Luxuriously Renovated Victorian Townhouse

5 Bedrooms

5 Bathrooms

Quality Specification and Detail Throughout

Lovingly Created by the Local
and Renowned Ilex Homes

Views Over Sheringham and the Sea

Peaceful Tree Lined Residential Street

Just a Stroll from the Beach and Amenities

Landscaped South Facing Terrace Garden

Parking for 2 - 3 Vehicles at the Rear



SOWERBYS HOLT OFFICE

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“This stunning example of a Victorian town house has been sympathetically and luxuriously restored.”

A beautiful beach, charming shops, and vibrant eateries; just a taste of the life you can enjoy in Sheringham.

From the sandy blue flag beach with its lovely promenade to the rolling hills, you can start your day with a stroll or a round of Golf on the stunning clifftop Links course. Grab a coffee, lunch, or dinner with friends in this vibrant community with an abundance of amenities on the doorstep. However, if the city calls, simply jump on the train at Sheringham station, which will take you directly into the hustle and bustle of Norwich.

When you're ready to retreat home, Babingley House is set just a stroll away from the town on a quiet tree lined residential road. This stunning example of a Victorian town house has been sympathetically and luxuriously restored celebrating its historic charm perfectly fused with contemporary stylish interiors.

Drawing inspiration from its Victorian architectural design, Ilex Homes have carefully considered each room, with modern-day living in mind.

Babingley House is perfect for hosting guests, whether it's relaxing in the sumptuous reception room over a glass, or cooking in the large open-plan kitchen-dining room. Throw open the bi-folding doors for alfresco dining in the private south facing garden and later, retreat to the additional reception room on the first floor to while away the hours.



Babingley House is a home of luxury, but for modern family living and therefore not complete without the welcome utility/boot room to wash away those sandy toes and muddy paws.



“Relax and recuperate on holiday or enjoy your new family home within this vibrant community.”

When it's time to retire for the night, the beautifully appointed bedrooms, three of which are en-suited, lend themselves to a perfect night's sleep, before waking you up to the good life with views over Sheringham and the sea beyond.

With the top floor study/5th bedroom benefitting from an abundance of natural light and the convenience of two off-street parking spaces, versatility is at the heart of this home. Relax and recuperate on holiday or enjoy your new family home within this vibrant community, Babingley House is at the heart of it all.









A Bespoke Quality

Sympathetically remodelled and renovated to modern living standards while retaining its period finesse and elegance.

- Underfloor heating to all main ground floor rooms
- Beautiful restored Edwardian stained glass panelled front door
- Hallway fitted with Amtico parquet flooring
- Oak style flooring planks by Invictus flooring
- Luxurious kitchen and dining space at the heart of the home with Rangemaster Professional+ 110cm wide dual fuel range cooker
- Painted solid wood shaker kitchen with marble white quartz work surfaces & upstands and integrated appliances
- Larder unit/dresser to kitchen with integrated large fridge and freezer
- Reception room with period coving, high ceilings, marble fireplace & wood burning stove and Invictus oak flooring
- Beautiful herringbone woven carpet to all stairs and landings by Unnatural Flooring
- Contemporary bathrooms including thermostatic showers with fixed drencher heads as well as separate handsets
- Lumi plugin ceiling lights, discreetly integrating smoke & heat detection systems
- Personal gate between parking area and rear garden



Homes Made With Passion

Ilex Homes is focused on delivering bespoke developments and individual, high-quality accommodation in beautiful North Norfolk.

Thought, energy and passion is invested into each property we develop, with careful consideration given to design – both in terms of style and functionality.

We also care passionately about how each property is finished and spend time agonising over the finest details to ensure they have personality and are perfectly presented.

Personal pride is at the heart of the work that goes into making the design and quality of our homes exceptional – helping them to stand tall above others available in the area.

To do this we select an excellent team of tradesmen, professional services and local suppliers who deliver to the high standard we insist upon. While our estate agent team is experienced and can help you find the property that perfectly suits what you are looking for.

We genuinely care about the homes we develop and the people we build them for – it's this philosophy that enables us to create properties you will feel passionately about too.



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

The Strand

IN SHERINGHAM
IS THE PLACE TO CALL HOME



Sheringham is a charming seaside town that captures the essence of its motto, ‘The sea enriches and the pine adorns.’

Originally settled by a Viking warlord around 900 AD, it later flourished as a farming and fishing community. The arrival of the railway in the 19th century brought growth and diverse architectural styles to the town. Today, Sheringham boasts a bustling high street with independent shops and tourist attractions.

Located on the mainline rail link to Norwich, London, and Cambridge, Sheringham is an ideal coastal commuter town. Visitors can explore the town’s heritage at The Mo, a museum showcasing retired lifeboats and the future of the coastline with the Sheringham Shoal Offshore Wind Farm. The Sheringham Little Theatre, a local gem, hosts renowned actors from national productions during its

vibrant summer rep season and Christmas panto.

Sheringham residents take pride in their town’s heritage and enjoy annual events like Viking-themed festivities in February, a shared Crab and Lobster Festival with Cromer in May, and a lively carnival in August. Nature enthusiasts can escape the crowds by walking along the Norfolk Coastal path to Beeston Bump, where breathtaking views of the North Sea, Sheringham, and West Runton await. Another option is a visit to Sheringham Park, offering a Repton Walk to the Gazebo for panoramic views of the surrounding countryside.

When it’s time to unwind, The Strand provides a tranquil retreat just a short walk from town. Nestled on a quiet residential road, this Victorian-era residence exudes elegance and offers luxurious modern comforts. Sheringham truly embodies the beauty of coastal living combined with historical charm, making it a wonderful place to call home.



SERVICES CONNECTED

Mains electricity, water, gas and drainage. Fibre broadband.

COUNCIL TAX

To be confirmed.

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.

AGENT’S NOTE

Both long term and short term holiday lets are permitted and projected annual income for both options are available on request.

LOCATION

What3words: ///unionists.wisely.locals

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