



THE STORY OF

# Beachcomber

*Cromer, Norfolk*

SOWERBYS



S

THE STORY OF

# Beachcomber

17 Maconald Road, Cromer,  
NR27 9AP

- 
- A Welcoming Family Home with Sea Views
- Current B&B With Revisiting Guests
- Up To Nine Bedrooms
- Eight Bathrooms
- Modest Garden or Off Road Parking
- Prime Location in a Quiet Spot
- Minutes from the Seafront and Town Centre
- 

**SOWERBYS HOLT OFFICE**  
01263 710777  
holt@sowerbys.com



“You can see the sea from most rooms, with the glow of the sky from the sunrises and sunsets.”

Brilliantly situated within the heart of Cromer, MacDonald Road's advantageous position to the seafront and pier makes it one of the most desirable places to be. Not only do you enjoy a quieter location set off from the coastal road, but you also sit in the perfect spot to be a handful of minutes walk to the town centre, with the ability to unwind in your own garden to the soundtrack of the sea during downtime.

Having been a much-loved family home for the past decade, our seller has also really enjoyed renting out the first floor of Beachcomber, as not only does it provide an income, but it has been a great way to meet interesting new people and

share the passion for his vibrant seaside town.

Beachcomber expands over 2,800 sq. ft. and provides an incredibly versatile layout, where if not all nine bedrooms are needed, then there are three rooms amongst the second and third floor which would work superbly as reception rooms or office/hobby rooms.

Additionally, there are eight bathrooms, which again creates an amazing opportunity to reconfigure the rooms as you see fit, given that the plumbing is in place throughout, so the property can adapt to your very own family dynamic.





The reception space downstairs offers great flexibility, as although the reception room is used as a private living space due to the current dynamic here, it would work brilliantly as a dining room too.

The existing sitting and dining room could then become the main living space and enjoyed as the hub of the home, with the natural light flooding through, period features and versatile space.



“I’m a keen cook and love the kitchen space!”

The downstairs shower room could also easily become a great utility room and work in tandem with the kitchen.









Outside to the rear, is a modest sized garden, which is the perfect spot to enjoy a morning coffee, a lunchtime recharge or of course an evening tippie.

This space is also accompanied by double gates, so that the space could alternatively be used to park a car or two.



“I love being able to hear the sea from the garden.”

Beachcomber truly is a striking property, which holds a prime location, with the warming soul of a family home.



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.





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 the Vendor



Cromer Pier

"The house is a beautiful period piece dating back to 1901, the same year that the pier opened."

THE VENDOR



## SERVICES CONNECTED

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

## COUNCIL TAX

The property is currently on business rates.

## ENERGY EFFICIENCY RATING

B. Ref:- 0640-0838-9039-3429-9092

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: ///glider.maddening.rational

These particulars and measurements whilst believed to be accurate, are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give representation or warranty in respect of the property.

# SOWERBYS



Sowerbys Estate Agents Limited is a company registered in England and Wales, company no: 05668606. Registered office 54 Westgate, Hunstanton, Norfolk, PE36 5EL