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INTRODUCING

The Boathouse

Sheringham, Norfolk

SOWERBYS

Land & New Homes Specialists

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The Boathouse

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

A Luxuriously Renovated Former Detached Ballroom

Two Bedrooms

Two Bathrooms/En-Suites

Quality Specification and Detail Throughout

Lovingly Created by the Local and Renowned Ilex Homes

Peaceful Tree Lined Residential Street

'Tucked Away' Secret Location

Just a Stroll From the Beach and Amenities

Large Courtyard Garden

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“Sympathetically and luxuriously restored, this home celebrates its historic charm with stylish interiors.”

The Boathouse is about as ‘unique as unique gets’. This former chapel, turned ballroom, has been impeccably renovated by renowned local developers Ilex Homes who have used their experience and style to create one of the most beautiful homes.

Just a stroll from the bustling town, down a quiet tree-lined residential road leads you to The Boathouse, as it unveils itself as a well-kept secret.

This stunning example of a period conversion has been sympathetically and luxuriously restored, celebrating its historic charm perfectly fused with contemporary stylish interiors and creating a living space like no other.

Two bedrooms await within, offering comfort and style, whilst exuding quality and attention to detail - a hallmark of Ilex Homes’ craftsmanship.



Tucked away from view, this hidden gem exudes an air of tranquillity. It's merely a leisurely stroll to the beach, where the sandy blue flag shoreline and delightful promenade invite you to start your day with a gentle walk.

Sheringham itself is a vibrant community, brimming with charming shops and a wealth of eateries. Whether you desire a coffee catch-up, a leisurely lunch, or a delectable dinner with friends, the town's amenities cater to your desires.

And yet, the allure of city life is never too far away. A short journey to Sheringham station provides a direct train to the bustling city of Norwich, should you crave its hustle and bustle.

The Boathouse offers not just a home, but a lifestyle - a unique blend of history and modernity, coastal living, and vibrant town life, all at your doorstep.









A Bespoke Quality

Sympathetically remodelled and renovated to modern living standards featuring heritage features and modern interior finishes.

- Underfloor heating throughout the ground floor
- Oak style flooring planks by Invictus flooring with carpets to bedrooms
- Subtle woodgrain Shaker-style kitchen with solid quartz work surfaces & upstands
- Integrated appliances including Neff oven, hob & extractor
- Reception room with a double height barrelled ceiling, elegant stone fireplace & wood burning stove
- Principal bedroom with en-suite and elevated views over living area
- Contemporary bathrooms including thermostatic showers with fixed drencher heads as well as separate handsets
- Classic four-panel Victorian style solid engineered doors, with rosewood beehive style handles
- Lumi plugin ceiling lights, discreetly integrating smoke & heat detection systems
- Large private courtyard 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.



Ground Floor

Kitchen/Sitting/Dining Room 23'2" x 23'1" (7.06m x 7.04m)

Bedroom 2 11'6" x 8'7" (3.51m x 2.62m)

Bathroom 7'3" x 5'10" (2.21m x 1.78m)



Ground Floor

First Floor

Bedroom 1 15'2" x 11'3" (4.62m x 3.43m)

Shower Room 6'9" x 6'3" (2.06m x 1.91m)



First Floor

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.



Note from Sowerbys



“The Boathouse is a well-kept secret, so you may enjoy a seaside town in your own serenity.”

SOWERBYS



SERVICES CONNECTED

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

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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