



THE STORY OF

Turnstone

Sheringham, Norfolk

SOWERBYS



S Turnstone

4 Brook Road, Sheringham,
NR26 8QE

Located on the Cusp of Beeston Common
10 Minutes Walk to Sheringham's High Street

Transport Links on the way to Town

Three Bedroom Detached Home

Log Cabin

Garage and Off Road Parking

Located at the beginning of Brook Road and overlooking the charming Beeston Common, this prime position within Sheringham means we are mere yards away from the local shop, and just beyond that is a superb pub, which has recently undergone an extensive refurbishment from a very local fishing family, where they serve the freshest catch from the North Sea.

Along your 10 minute or so walk to the top of the High Street you will find a handful of bus stops and towards the end, the all important rail links, and of course the steam train station.

Turnstone is a beautifully presented detached family home, offering a well-balanced design creating a large sitting room, which enjoys views across Beeston Common through the bay window, and the

kitchen/dining room makes a wonderful day room.

Going up a level you'll find the three bedrooms and family bathroom, where the second bedroom is of a very similar proportion to the main bedroom, which works great for mature families or guests coming to stay.

The double doors from the kitchen/dining room invites the lawned garden to blend in with the day-to-day living of the house, something which will work incredibly well during the warmer times of year.

Additionally, there is a single garage and off road parking, but a key focus outside would certainly be the log cabin, which makes for a perfect spot for downtime and to work in peace.

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Turnstone is a beautifully presented, detached family home, which has been lovingly maintained. Not only does the dynamic within the house work exceptionally well, but the position within the town offers amenities on your doorstep, gorgeous walks and even a shortcut by foot to the High School.



First Floor
Approximate Floor Area
463 sq. ft
(43.01 sq. m)



Outbuilding
Approximate Floor Area
259 sq. ft
(24.06 sq. m)

Ground Floor
Approximate Floor Area
524 sq. ft
(48.68 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 the Vendor



View of Sheringham from Beeston Bump

“If you walk through the common you'll end up on the National Trust Land, which is an idyllic circular route encompassing woodland, old tracks and the beach.”

THE VENDOR



SERVICES CONNECTED

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

COUNCIL TAX

Band D.

ENERGY EFFICIENCY RATING

C. Ref:- 0310-2852-2040-2499-5575

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: ///chicken.fond.cubs

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SOWERBYS



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