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THE STORY OF

# Flat 3, Carlyle House

*Cromer, Norfolk*

SOWERBYS





# S Flat 3, Carlyle House

39 Vicarage House, Cromer,  
NR27 9DQ

Elegant Two Double Bedroom Apartment

Over 950 Sq. Ft. of Accommodation

Prestigious Period Building

Well-Proportioned Split-Level Living  
with Grand Living Dining Area

Private Enclosed Garden and Allocated Off Road Parking

Prime Town and Coastal Position

‘Flat 3, Carlyle House’ is a wonderful example of an apartment skilfully created within a grand period residence. ‘Carlyle House’ is one of Cromer’s finest examples of a classic Victorian Villa. Showcasing intricate, knapped flint elevations, this fine building would have once been the coastal retreat of affluent Victorians.

Skilfully converted into just eight, individual apartments this exquisite property resides on a quiet residential road just a short stroll from Cromer’s bustling town centre and the long stretch of beach coastline.

‘Flat 3’ is one of the larger apartments in the building and spans an impressive 958 sq. ft. set over two floors. Approached at ground level, the apartment consists of a grand reception room adorned with high ceilings, ornate cornicing and a splendid original fireplace with wood-burner. This opulent room provides ample, open-plan space to accommodate a living area and a dining space, which is filled with natural light thanks to three oversized sash windows.

Off the living area is a galley kitchen, with space for appliances and a sash window looking over the garden.

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A turning staircase from the living area descends to the lower ground floor. This floor comprises of a principal bedroom, which spans over 270 sq. ft. with a fitted cupboard and an en-suite shower room. There is a second double bedroom with sash window and an adjoining WC/utility. The utility room was previously a bathroom and could easily be reinstated if required.

What sets this fine apartment apart is its own private garden, which can be accessed from the lower ground floor, and allocated off road parking. The spacious garden is fully enclosed and attractively landscaped. With a sunny south-easterly aspect, the garden is a real delight and features a paved sun terrace looking over shaped lawns and well-stocked shrub and flowering beds. A wooden summer house resides in one corner of the garden to provide a peaceful haven.

Within the communal side courtyard area is an allocated, off-road parking space, a communal drying area and a private shed/garden store.

Located on a quiet residential road the apartment enjoys a high degree of privacy and peace whilst being just a short stroll from the town centre and beach. This prime coastal town position ensures this delightful property is perfect as a permanent seaside home or equally a holiday retreat.



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

“Carlyle House is in a quiet location, yet still close to the town and beautiful beach.”

THE VENDOR



## SERVICES CONNECTED

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

## COUNCIL TAX

Band A.

## ENERGY EFFICIENCY RATING

D. Ref:- 9370-2973-5390-2907-5115

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

Leasehold with a share of freehold, with annual service charges of around £1,400pa. The lease has 92 years remaining.

## LOCATION

What3words: ///picnic.shepherdess.alike

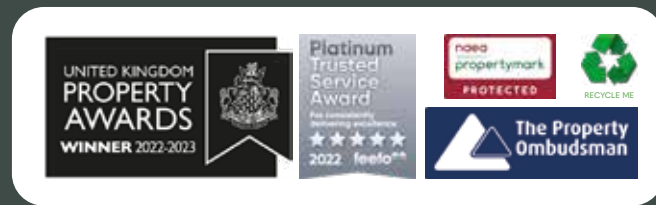
## AGENT'S NOTES

Pets are allowed with permission.

Long-term letting and holiday lets are not permitted.

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



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