



COURT DRIVE NR 27

THE STORY OF

The Lodge

Cromer, Norfolk

SOWERBYS

S

THE STORY OF

The Lodge

30 Norwich Road, Cromer,
Norfolk, NR27 0AX



Comprehensively Renovated Throughout

Exquisite Lateral Living Space

Two Bedrooms and Two Bathrooms

Stylish Kitchen and Bathrooms

Beautifully Interior Designed

New Heating System and New Windows

Landscaped Gardens

Off Street Parking and Garage

Short Stroll from Town and Beach

Ready To Enjoy With No Chain



SOWERBYS HOLT OFFICE
01263 710777
holt@sowerbys.com



“The property boasts a fascinating history..”

Coastal town life personified: a stylish, yet characterful home with elegant and immaculate interiors ready to enjoy and perfectly positioned to embrace Cromer’s historic town centre and heritage coastline.

The Lodge is a unique and characterful home set on a bold corner plot, commanding a highly convenient and popular position just a short stroll from the iconic high street of Cromer and the glorious beach and coastline.

The Lodge was once part of Newhaven Court, which was an imposing mansion that stood proud on Norwich Road, overlooking Cromer. The mansion was often visited by Sir Ernest Shackleton, Oscar Wilde, and even Winston Churchill before the mansion tragically burnt down in 1963.

In 1915, following the Great War, Oliver

Locker-Lampson inherited Newhaven Court from his parents and, with help from his wife, transformed it into a thriving guest house.

Presented to the market following a comprehensive and innovative renovation project, this beguiling home offers a truly turn-key solution whether you are looking for a conveniently placed coastal town home or a charming retreat.

Fundamental highlights of this beautifully crafted home include all new double-glazed windows throughout, a new gas-fired heating system, a new roof and guttering, and rigorous interior design that subtly fuses style, modernity, and charm.

Set over a single storey, this fascinating residence offers balanced and well-proportioned, lateral accommodation that is filled with natural light.



A triple-aspect living room provides a sumptuous yet cosy living area while incorporating an open-plan dining space. Beautifully presented, this delightful room oozes functionality and provides a highly sociable entertaining area and an intimate space to relax in equal measures.

The kitchen strikes an elegant and stylish pose with classic shaker-style cabinetry capped in timeless solid oak worktops, a suite of integrated appliances, and a sociable breakfast bar peninsular. Spotted in the distance sea views can be seen

A well-designed and balanced bedroom arrangement includes a principal bedroom with a luxurious en-suite shower room with sea views that can be seen in the distant, and a spacious guest bedroom. Adjoining the guest bedroom is a wonderfully appointed and generously proportioned bathroom that features a modern suite of bath, vanity sink, WC, and corner shower.





Garage
Approximate Floor Area
133 sq. ft
(12.35 sq. m)

Approximate Floor Area
854 sq. ft
(79.33 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.

The approach to creating a refined home continues outside with neatly tended gardens that provide not only function but also an attractive and calming environment. A front paved terrace enjoys a sunny southerly aspect, and paved walkways wrap around the property.

The front terrace expands on the west elevation to provide further areas to enjoy, and steps flanked by raised beds rise to a block-paved parking area and a detached garage.

A south-west facing lawn garden is the perfect spot to enjoy the late afternoon sunshine, while at the rear of the property is a sheltered garden area.

The Lodge commands a blessed location so close to the bustling and vibrant town centre of Cromer yet enjoys a private and peaceful residential setting. Beyond the town, you have access to Cromer's historic pier, promenade, and beach.





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 Sowerbys



"The property is conveniently located just a short walk away from Cromer town centre, offering easy access to the coast and pier—a delightful setting for a picnic on a warm summer day."

SOWERBYS



SERVICES CONNECTED

Mains water, electricity and drainage. Gas central heating.

COUNCIL TAX

Band C.

ENERGY EFFICIENCY RATING

C. Ref:- 9360-2159-0320-2707-2215

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

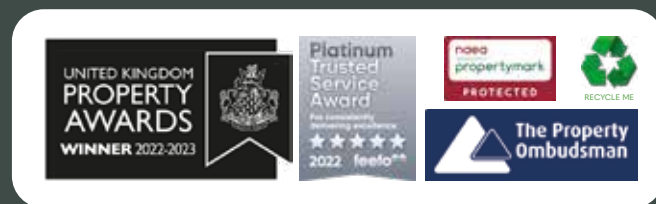
What3words: /// overcomes.forensic.token

AGENT'S NOTE

We understand the property is of timber framed construction. We recommended further investigation to satisfy any concerns regarding property maintenance and the ability to secure a mortgage against the property.

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