



THE STORY OF

# The Terraces

*Sheringham, Norfolk*

SOWERBYS

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# The Terraces

20 Hooks Hill Road, Sheringham,  
Norfolk, NR26 8NL

Substantial Detached Residence

Over 3,800 sq ft. of Accommodation

Five Formal Receptions, Large Kitchen/Diner

Four Double Bedrooms

Principal Bedroom with Elevated Sun Lounge

Guest Bedroom with En-Suite

Detached Guest Cottage

Double Garage and Off-Street Parking

Generously Landscaped Grounds

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“We would describe our home as fabulous,  
luxurious, and impressive.”

Perched in an elevated position with far reaching coastal views yet enjoying a highly private and discreet environment this fine detached home stands proud on arguably the most sought-after residential road in Sheringham.

The Terraces is an exquisite and substantial, detached residence set in generous and private grounds whilst enjoying coastal views and easy access to Sheringham’s vibrant town centre.

Extensively renovated and enhanced by the present owners during their twenty years of ownership, this fine home boasts extensive and versatile living areas, sumptuous bedrooms, quality kitchen and bathrooms and a high specification of finish throughout. Modern comforts are in abundance and subtly blended into the home with double glazed windows and doors throughout and a modern gas fired central heating system. Character and quality are added with Oak internal doors and ornate plaster coving.

Furthermore, it sits in beautifully landscaped grounds that enjoy a high degree of privacy and feature a detached double garage with basement area, a delightful self-contained guest lodge and a workshop.

The main residence strikes a handsome pose in the centre of the plot with a deep frontage.

An entrance lobby leads through to a wonderful central reception hall that features cloaks storage and an elegant turning staircase.

An extensive and versatile collection of formal reception rooms include a 30’ lounge, a formal dining room, rear sunroom, billiard room and substantial side conservatory. The receptions flow well and connect seamlessly to create magnificent entertaining spaces.

A spacious kitchen/breakfast room features an extensive range of fitted cabinets and ample informal dining space. The kitchen is supported by a generous utility/laundry/boot room.



The first-floor accommodation is centred around an impressive landing that incorporates a very useful kitchenette. There are four individual, double bedrooms that includes a principal suite with fitted wardrobes, en-suite shower room and a delightful sunroom that commands elevated coastal views. There is a second principal bedroom ideal for guests that is served by an en-suite shower room. Bedrooms three and four are generously proportioned and are served by the family bathroom.



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.

In addition to the main residence there is a detached, self-contained guest cottage that features single storey accommodation that includes a kitchen/lounge, bedroom area and en-suite shower room. Attached to the guest cottage is a workshop that provides a great deal of flexibility. The guest cottage also benefits from separate, gated off-street parking.



A detached double garage features parking in front, electric remote doors and a very useful storage basement below.



The grounds extend to around 1/4 acre (stms) and have been beautifully landscaped and designed for maximum enjoyment. To the front, terracing sits behind a high brick wall and is dressed in soft landscaping to provide a delightful area that enjoys a sunny south easterly aspect.

A paved sun terrace wraps around the house and is flanked by retaining walls with raised shrub and flowering beds. The rear garden features extensive lawns bordered by well-stocked and established laurel hedging.



The Terraces is discreetly nestled on Hooks Hill Road, a much-admired address and an affluent, residential area that is perfectly placed to embrace Sheringham's coastal town lifestyle.



“Moving to this home gave us more space and a happier way of life.”



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



"We love to stroll down Sheringham high street."

THE VENDOR



## SERVICES CONNECTED

Mains water, electricity and drainage. Gas central heating,

## COUNCIL TAX

Band F.

## ENERGY EFFICIENCY RATING

C Ref:- 0320-2445-1390-2124-5435

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: ///apartment.alarming.enveloped

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# SOWERBYS



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