



THE STORY OF

# 9 Melinda Cottages

*East Runton, Norfolk*

SOWERBYS



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# 9 Melinda Cottages

High Street, East Runton,  
Norfolk, NR27 9NS



- Detached Brick and Flint Cottage
- Two Bedrooms for up to Five Guests
- Characterful Living and Dining Area
- Exquisitely Presented Throughout
- Refined Kitchen and Bathroom
- Private Courtyard Garden
- Quiet and Discreet Coastal Position
- Short Stroll to Beach and Amenities
- Ideal Turn-Key Holiday Let Opportunity
- Established Holiday Let Pedigree  
with Business Domain Name



**SOWERBYS HOLT OFFICE**  
01263 710777  
holt@sowerbys.com



“We would describe our home as happy,  
accessible and loved.”

A prime coastal village position with a wide array of local amenities and the beach just a short stroll from the doorstep makes this chocolate box cottage the perfect Norfolk retreat and the option of a turn-key holiday let opportunity.

9 Melinda Cottages is a charming, detached brick and flint cottage located in the heart of the pretty north Norfolk village of East Runton. Nestled between the larger coastal towns of Sheringham and Cromer this delightful location is the perfect gateway to the wonders and lifestyle of this very special coastal landscape.

The cottage has been a much loved and cherished holiday home for the present

owners where they have spent time here as a family which allowed them to embrace their passion for the local countryside and captivating coastal environment.

Extensively renovated throughout the cottage has also performed as a highly successful and lucrative holiday let for several years now. With a very healthy level of annual income and everything in place for a successful business the cottage can be so much more than just a holiday home.

Beautifully presented inside, the cottage oozes country and coastal style with muted tones, quality fittings and subtle mix of luxury and character.





A charming living room features a porcelain floor, gas fireplace and two double glazed windows fitted with ornate shutters looking over the pretty loke. This cosy, yet spacious room provides a great space for family gatherings around the fire and ample space for dining options.

Off the living room is a delightful kitchen with classic shaker style cabinets, solid oak worktops and a butler style sink. Porcelain floors and tiled splashbacks add to the kitchens aesthetic appeal.

At the rear of the cottage is a boot room area which features a utility space, storage cupboard and access to a side entrance onto the loke.

A latched door from the living room opens to reveal the staircase to the first-floor accommodation.

The first-floor features two individual bedrooms that can comfortably accommodate five guests with its present configuration. The first bedroom is surprisingly spacious and is furnished with three single beds. The second bedroom is cosy and presently accommodates a double bed. The bedrooms are served by a luxuriously appointed bathroom that features a modern, yet stylish suite.







First Floor  
Approximate Floor Area  
362 sq. ft  
(33.63 sq. m)



Ground Floor  
Approximate Floor Area  
408 sq. ft  
(37.90 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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To the front of the cottage is a private, enclosed courtyard garden. Big enough for a bistro table and chairs this delightful and private outside space enjoys a sunny southerly aspect and is perfect for all day enjoyment from an early morning coffee to a sociable gin and tonic in the evening.

9 Melinda Cottages is blessed with a prime coastal position with the beach and village facilities just a stone's throw from the doorstep whilst enjoying a wonderfully discreet and peaceful immediate environment. This cherished and enviable spot provides the perfect gateway to the wonders of this special area but also a quiet haven to return to after a long day of adventures.

With an excellent pedigree of successful holiday letting and a lucrative set of financial accounts the cottage is available to purchase with its entire contents, marketing content and even its own business domain name. Furthermore, there is the opportunity to take on any future business and bookings for busy 2024 season subject to agreeable terms.



“I found as a family we spent a lot of time on the beach and enjoying walks (with bribes of ice cream).”



ALL THE REASONS

# East Runton

IS THE PLACE TO CALL HOME



East Runton is between the Victorian seaside resorts of Cromer and Sheringham. It's a pretty coastal village which runs into West Runton with its independent Beeston Hall School. It has a duck pond and a village green. On the edge of the village there is a general store, a newsagents and two pubs. There are good road connections and nearby in West Runton is a small railway station with regular services to Norwich. Also nearby at West Runton is the home of the Hillside Shirehorse Centre.

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 nearby 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 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



"We have owned Melinda for nearly ten years. We began renting it as a holiday cottage in 2020, and have enjoyed giving our guests an amazing base for them to explore all the wonderful towns along the north Norfolk coast."

THE VENDOR



## SERVICES CONNECTED

Mains water, electricity and drainage. Gas central heating.

## COUNCIL TAX

Band A.

## ENERGY EFFICIENCY RATING

D. Ref:- 0390-2128-6320-2504-4465

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: ///surpasses.area.forgotten

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# SOWERBYS



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