



THE STORY OF

# 7 Montague Road

*Sheringham, Norfolk*

SOWERBYS



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# 7 Montague Road

Sheringham, Norfolk  
NR26 8LN



Substantial, Detached Edwardian Residence

Seven Bedrooms and Five Bathrooms

Opulent Formal Receptions

Grand Reception Hall

Modern Kitchen/Dining Room

Beautifully Presented Throughout

Three Suited Bedrooms

Southwest Facing Rear Garden

Off Street Parking and Triple Garage

Prime Coastal Town Position



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“We would describe our home as light, calm and spacious.”

Edwardian grandeur subtly fused with stylish and elegant interiors makes this significant period residence the perfect family home perched alongside north Norfolk's heritage coastline whilst embracing a town lifestyle.

7 Montague Road in Sheringham epitomises the opulence and grandeur of the coastal, Edwardian era whilst embracing a modern lifestyle with extensive and refined accommodation all set just a short stroll from the beach and town facilities of Sheringham. Commissioned and built in 1902, it was originally the coastal retreat of a prominent London merchant and his family.

This fine period residence commands a prime residential spot set amongst individual and established homes with

convenient access to Sheringham's vibrant and eclectic town centre. Take a short stroll beyond the garden gate and you'll be immersed in the town's wide array of artisan establishments, restaurants, pubs and coffee shops.

If beach walks or coastal pursuits are a must then access to Sheringham's rugged coastline and beyond is within a few hundred yards away.

A handsome, double fronted façade conceals a significant home set out over three floors and extending to over 3,300sq. ft. The property is exquisitely presented and maintained throughout with a stylish and refreshing interior design that perfectly showcases the property's plethora of period detail and timeless elegance.





Two beautifully proportioned, formal receptions provide flexible living space for the largest of families or gatherings and each boast individual features like open fires, high ceilings and delightfully ornate windows and doors. Notably the rear formal reception flows through a garden room area ideal for peaceful lounging whilst connecting directly with the rear terrace and gardens.



The kitchen oozes stylish simplicity with a range of modern shaker-style units, ample dining space and french doors out onto the sun terrace. A comprehensive utility/laundry/boot room supports the kitchen to provide a highly practical space with plenty of practical storage perfect for such a large home.



Rising to the first floor you will find the first four of seven bedroom options. A principal bedroom suite is currently set out across two of the bedrooms at the rear of the house and incorporates an opulent bedroom area, dressing room and luxuriously appointed en-suite shower room. The bedroom also enjoys a private rear balcony with wonderful far reaching sunset views to the west.



A second principal bedroom also features a luxurious en-suite shower room and delightful bay window to the front. The first floor is completed by a further double bedroom.



The second floor is surprisingly extensive and highly adaptable to suits a variety of needs and desires. A suited bedroom provides excellent guest space whilst two further double bedrooms and a sumptuous family bathroom create further accommodation and so much room to extend occupancy potential.



With such extensive living space and many bedroom options this significant home can easily expand to comfortably accommodate family and friends.



Outside, the house features a private and discreet Southwest facing rear garden with a paved sun terrace and raised beds. Set off the garden is a concealed storeroom. Flanking the rear garden is a substantial, triple length garage. This solid, brick-built building features power and lighting and is currently utilised as a comprehensive home gym but could be easily adapted to suit a variety of needs. In front of the garage is ample off-street parking. To the front of the house is a small courtyard style garden area bordered by attractive brick and flint walls and a wrought iron gate.





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



"We have enjoyed being close to the sea and making the most of all the north Norfolk countryside has to offer."

THE VENDOR



## SERVICES CONNECTED

Mains water, electricity and drainage. Gas central heating.

## COUNCIL TAX

Band F.

## ENERGY EFFICIENCY RATING

D. Ref:- 0793-3034-7202-1504-4200

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: ///petulant.title.verb

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# SOWERBYS



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