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THE STORY OF

Miller's Retreat

Weybourne, Norfolk

SOWERBYS

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Miller's Retreat

Weybourne, Norfolk,
NR25 7SY

Stunning Period Coastal Residence

Extensively Renovated and Remodelled
to Highest Standard in 2020

Unique Location; Short Walk to Beach,
Deli, Gastro Pub and Coastal Walks

Three Bedrooms and Three Bathrooms

Perfect Fusion of Period Features
and Contemporary Styling

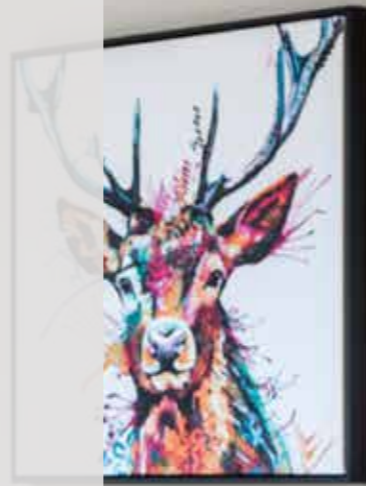
Air Source Powered Underfloor Heating

Exquisite South-Facing Rear Garden

Off-Street Parking for Two Vehicles

Desirable Coastal Village Setting

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“The house is beautifully proportioned and has a wonderful balance of old and new.”

Rarely will you find such an elegant and discerning finish within a period cottage in a prime coastal location. Lavish interiors integrate effortlessly with the charm of a thatched Norfolk cottage to provide a genuinely unique slice of Weybourne's rich coastal heritage.

Miller's Retreat is an exquisite coastal residence created from the former renowned Swiss restaurant Gasches. Beautifully renovated in 2020 to an exacting standard, by a local and highly renowned developer specialising in the conservation of landmark period homes, this exemplary coastal home is ready to enjoy whether you are looking for that unique home or treasured coastal retreat.

What makes Miller's Retreat particularly special is that it retains all the wonderful character of this period property while embracing the comforts and efficiencies of modern life. The perfectly balanced and generously proportioned accommodation is set over two floors and extends to over 1,700sq. ft.

Modern comforts and efficiency blend seamlessly with the character of the building and include air source heating, double glazing throughout and excellent insulation qualities. Luxurious touches include high-end kitchen and bathrooms, an indulgent specification and refined interior design.



A magnificent sitting room features exposed beams, back lit alcoves and a wonderful fireplace with wood-burning stove.

The open-plan kitchen/dining room is a real feast for the eye and provides a generous and bright space for entertaining. The kitchen features extensive Shaker style cabinetry dressed with Quartz stone worktops, Belfast style sink, range cooker with bespoke canopy, and integral appliances. A central island creates a highly sociable space whilst defining the space in this opulent room.

The dining area sits under an oversized, glazed ceiling lantern whilst bi-fold doors open to reveal a south-facing sun terrace and garden.



“...the family spend most of their time in the kitchen/ breakfast room, it's very sociable.”

There is a functional rear boot room and cloaks area along with a fitted utility room set away from the living space. The ground floor is completed by a delightful, double bedroom and adjacent luxurious bathroom.

The first floor comprises two wonderful double bedrooms both served by splendid en-suite shower rooms. With such balanced bedrooms and bathrooms, this fine cottage caters perfectly for six guests in every way.





First Floor
Approximate Floor Area
526 sq. ft
(48.82 sq. m)



Ground Floor
Approximate Floor Area
1193 sq. ft
(110.80 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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Miller's Retreat continues to deliver impeccable taste and design on the outside with professionally landscaped gardens to front and rear.

The front features attractive and colourful soft landscaping enclosed by classic estate railings. The south-facing rear garden features a sun-drenched terrace looking over a lawn flanked by freshly landscaped shrub and flowering beds. Bi-fold doors from the kitchen/dining room subtly integrate both inside and outside entertaining options. Shaped, woven willow fencing, and ornate flint walls showcase local craftsmanship and provide an organic and attractive backdrop which marries perfectly with the traditional thatched roof. Beyond the garden there is private parking which easily accommodates two large cars.

Miller's Retreat owns the lane that flanks the property, with three neighbouring properties having access over it. A small area to one side which also belongs to the property could potentially provide further parking options.



ALL THE REASONS



Weybourne

IN NORFOLK
IS THE PLACE TO CALL HOME

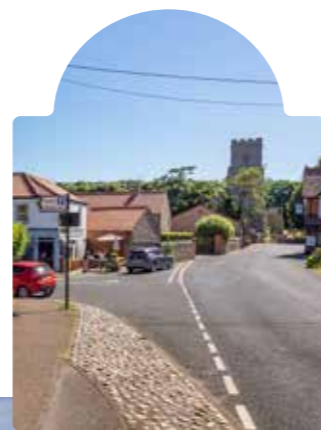


Just three miles west of Sheringham, Weybourne is familiar to many as a stop on The Poppy Line steam railway, which is a magnificent way to arrive at this unspoilt coastal village. You might spot pretty Weybourne Windmill as you ride the line, which local legend says once signalled to smugglers with the turn of its sails whether the coast was clear to land.

The mill was later home to Mr and Mrs Dodds who were arrested as spies during World War II, after police spotted the couple using the windmill to signal out to sea and discovered a radio transmitter. East Anglia's proximity to Europe meant it played a key role in the war effort and a secret World War II military site to the left of the village, Weybourne Camp, which was visited by Churchill is now home to the Muckleburgh Collection, one of the UK's largest privately owned displays of guns and military vehicles.

Following Station Road, turn into Church Street where the medieval All Saints Church sits, and behind it Weybourne Priory, once home to Augustine monks. Further along is The Ship Inn, a traditional village pub which has been serving locals since the 1800s. Enjoy one of its wide selection of local ales and artisan gins as you enjoy seafood freshly caught just footsteps away. If you follow Beach Lane down to the coastline, you might see the boats which fish the waters for their catch.

Take the coastal path west towards pretty Cley and Salthouse Marshes or head east back to Sheringham. Surrounded by fields, woodland and heathland in an Area of Outstanding Natural Beauty, with its village shop, tea room, many traditional cottages and period homes this is a wonderful place to call home.



Note from the Vendor



Weybourne Beach

“We’ve loved the proximity to the coast - the beach is one of our favourite places to explore...”

THE VENDOR



SERVICES CONNECTED

Mains electricity, water and drainage. Air source central heating. Broadband connected.

COUNCIL TAX

Band E.

ENERGY EFFICIENCY RATING

C. Ref:- 0777-3008-6308-9139-4200

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: ///worry.quietest.face

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SOWERBYS



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