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THE STORY OF

Vane Cottage

Weybourne, Norfolk

SOWERBYS

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Vane Cottage

The Street, Weybourne,
Norfolk, NR25 7SY

Beautifully Located within the Heart
of a Historical Coastal Village

Village Amenities on your Doorstep

Beautiful Character and Charm Throughout

Two Bedrooms

Property Boasts a Fascinating History

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“We would describe Vane Cottage as a
happy family home.”

Holding a surreal position within the heart of Weybourne village, along The Street, offers the most picturesque scenes whilst being a short walk to the village shop and deli, The Ship Inn gastro pub, and of course Weybourne’s beach, renowned for its sea fishing and stunning panoramic views across the cliffs to Sheringham to the east, and the Muckleborough collection and Salhouse coastline to the west.

Vane Cottage is an utterly gorgeous two-bedroom period cottage that has been a much-loved family retreat for the past 13

years. It is evident to see just how much care and attention has gone into this historic home by the current owners.

Standing at the front entrance provides a glimpse into the history of this road, envisioning horse-drawn carriages passing by, making their way to the Shoemaker’s shop that once stood in the kitchen. Constructed in 1760, the establishment transitioned to Cobblers in the late 1800s before undergoing modifications that led to the present-day layout.



Whether it is the curved wall in the kitchen, exposed beams, or the flooring that came from a shipwreck on Weybourne beach, this wonderful cottage is full of character and charm. There is arguably very little of Vane Cottage which will not steal the heart of anyone who comes to visit.

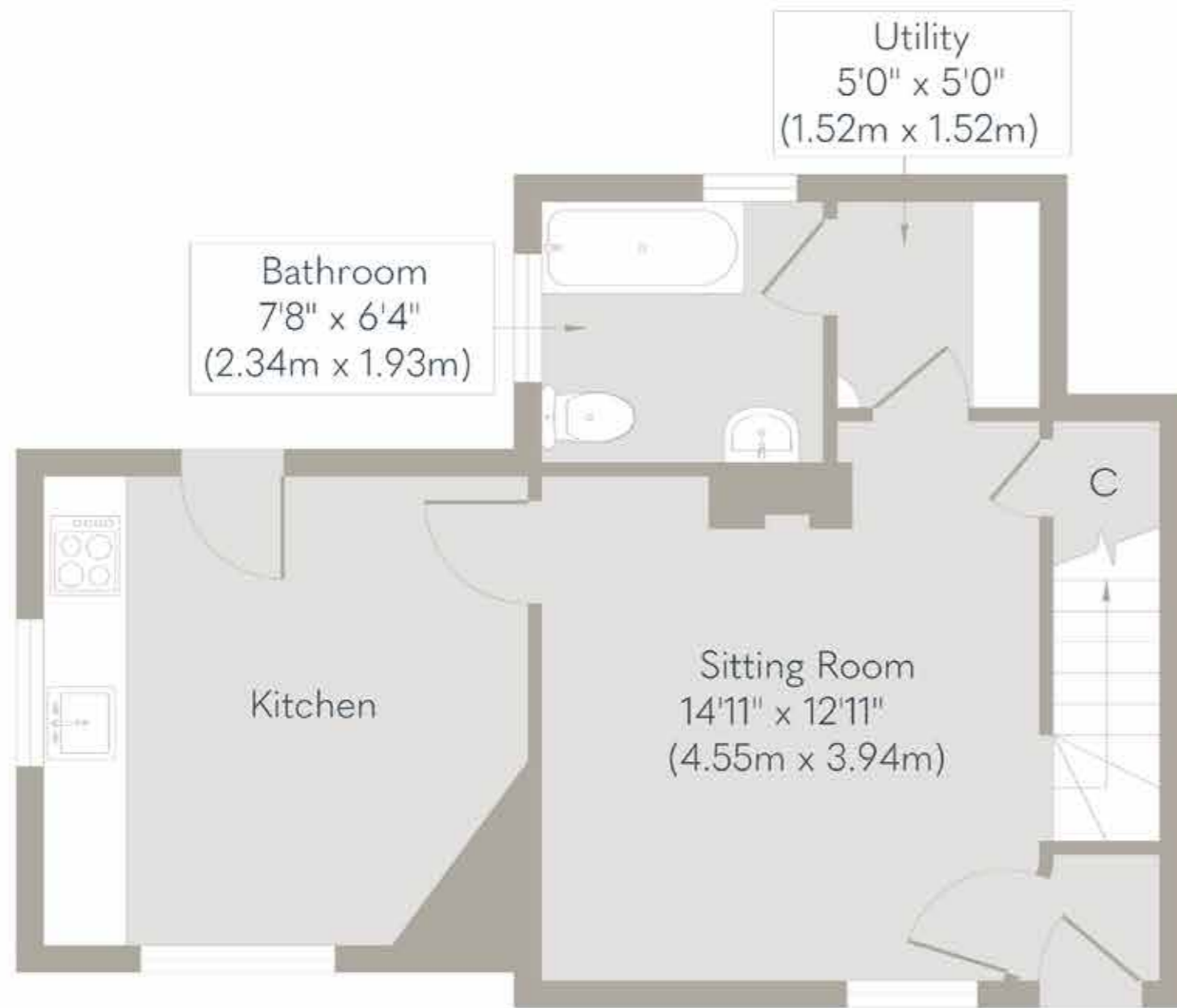




Although you have plenty of options to go and explore the North Norfolk coast via the Coastal Path, or maybe come inland just past Weybourne's Steam Railway to find Weybourne Park for gorgeous meanders through the countryside which leads on to either Sheringham Park or Holt Heath. Once the day is through, there will be nothing better than to decompress in the private courtyard that hides just outside the Kitchen.

“Moving here gave us better access to the beach and coastal walks.”





Ground Floor
 Approximate Floor Area
 406 sq. ft
 (37.71 sq. m)



First Floor
 Approximate Floor Area
 295 sq. ft
 (27.40 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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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



“We love how close the beach is and the close proximity to Holt, Sheringham and Blakeney.”

THE VENDOR



SERVICES CONNECTED

Mains water, electricity and drainage. Heating via electric heating.

COUNCIL TAX

Band B.

ENERGY EFFICIENCY RATING

To be confirmed.

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: ///storms.huddling.rationed

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