



THE STORY OF

# Camelot Cottage

*Overstrand, Norfolk*

SOWERBYS





S

# Camelot Cottage

6 Cliff Road, Overstrand, Norfolk  
NR27 0PP



Ideally Located In Overstrand

Moments Away from a Brilliant Café and The Beach

Brilliantly Presented

Three Bedrooms

Large Garden

Off-Road Parking



Welcome to Camelot Cottage, a charming retreat nestled along Cliff Road in the picturesque village of Overstrand.

This enchanting property, a three-bedroom detached chalet bungalow, is not just a home but also a successful holiday let, promising a delightful escape for guests seeking coastal tranquillity.

Step inside this cosy abode to discover a welcoming interior designed for relaxation and comfort. With three well-appointed bedrooms, a spacious living area, and a fully equipped kitchen, Camelot Cottage offers everything one

needs for a memorable home by the sea.

Outside, a private garden and patio area provide the perfect setting for al-fresco dining or simply soaking up the coastal ambiance. Situated just moments from the beach, and mere yards away from a popular and locally renowned cafe, this charming home offers the ideal blend of convenience and coastal charm for visitors to the Norfolk coast.

Experience the magic of Camelot Cottage, a beautifully renovated home awaiting its next family to discover the beauty of Overstrand's coastal living.

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





First Floor  
Approximate Floor Area  
413 sq. ft  
(38.32 sq. m)



Ground Floor  
Approximate Floor Area  
784 sq. ft  
(72.87 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.



ALL THE REASONS

# Overstrand

IN NORFOLK  
IS THE PLACE TO CALL HOME



The coastal village of Overstrand stands on the north Norfolk coast which is designated as an area of outstanding

natural beauty.

The village, which is part of what is sometimes called Poppy Land, offers a sandy beach, shops, post office, public house and hotels, a bus service passes through the village to the neighbouring resort town of Cromer where more comprehensive facilities can be found including the tallest parish church tower in the county, museums, a variety of shops, cinema, galleries and cafes.

There are good transport links via bus and train to Norwich (30 minutes) and onto London (2 hours) and there is a regional airport at Norwich. Sporting facilities include The Royal Cromer Golf Club and Cromer Lawn Tennis and Squash Club which offers some of the finest grass courts in the country. There are opportunities for sailing at

Blakeney and on the Norfolk Broads.

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 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!



Note from the Vendor



“Close to the beach, myself and other family members have stayed here and everyone loves the house and position.”

THE VENDOR



SERVICES CONNECTED

Mains water, electricity, gas, and drainage. Gas-fired central heating.

COUNCIL TAX

Band D.

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: ///winds.legs.scorecard

These particulars and measurements whilst believed to be accurate, are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give representation or warranty in respect of the property.

# SOWERBYS



Sowerbys Estate Agents Limited is a company registered in England and Wales, company no: 05668606. Registered office 54 Westgate, Hunstanton, Norfolk, PE36 5EL