



THE STORY OF

Ramey House

Sheringham, Norfolk

SOWERBYS

An aerial photograph of a coastal landscape. In the foreground, there are green dunes and a path. A concrete sea wall runs along the beach, with a small building on top. The beach is sandy and stretches into the distance. The ocean is a mix of brown and blue, with white waves crashing against the shore. The sky is overcast.

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THE STORY OF

Ramey House

18b St. Nicholas Place, Sheringham
Norfolk, NR26 8LF



Substantial Six Bedroom Home

Lucrative Holiday Let Pedigree

Velux Balcony Window

Highly Sought-After Location

Low Maintenance Gardens

Single Garage and Parking

Short Walk to Beach and Town Centre

Coastal Views from Second Floor



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“Ideally located just a short stroll from the beach and bustling high street...”

Boasting extensive, highly versatile, and low-maintenance accommodation, this modern residence provides a rare and highly obtainable opportunity to own a large coastal home in one of Sheringham’s most sought-after locations.

Ramey House is a substantial, modern home nestled in a prime coastal and town position just a few hundred yards from Sheringham’s glorious beach and town facilities.

The property is set over three floors and extends to almost 2,000 sq. ft. Currently operating as a highly successful and lucrative holiday let, the house can comfortably accommodate 12-14 guests.

An efficient layout across the three floors includes an expansive open plan sitting/dining room, a second sitting room/optional seventh bedroom, and a spacious kitchen/breakfast room with access to the rear garden. The ground floor also benefits from

a shower room with space for washing and drying machines.

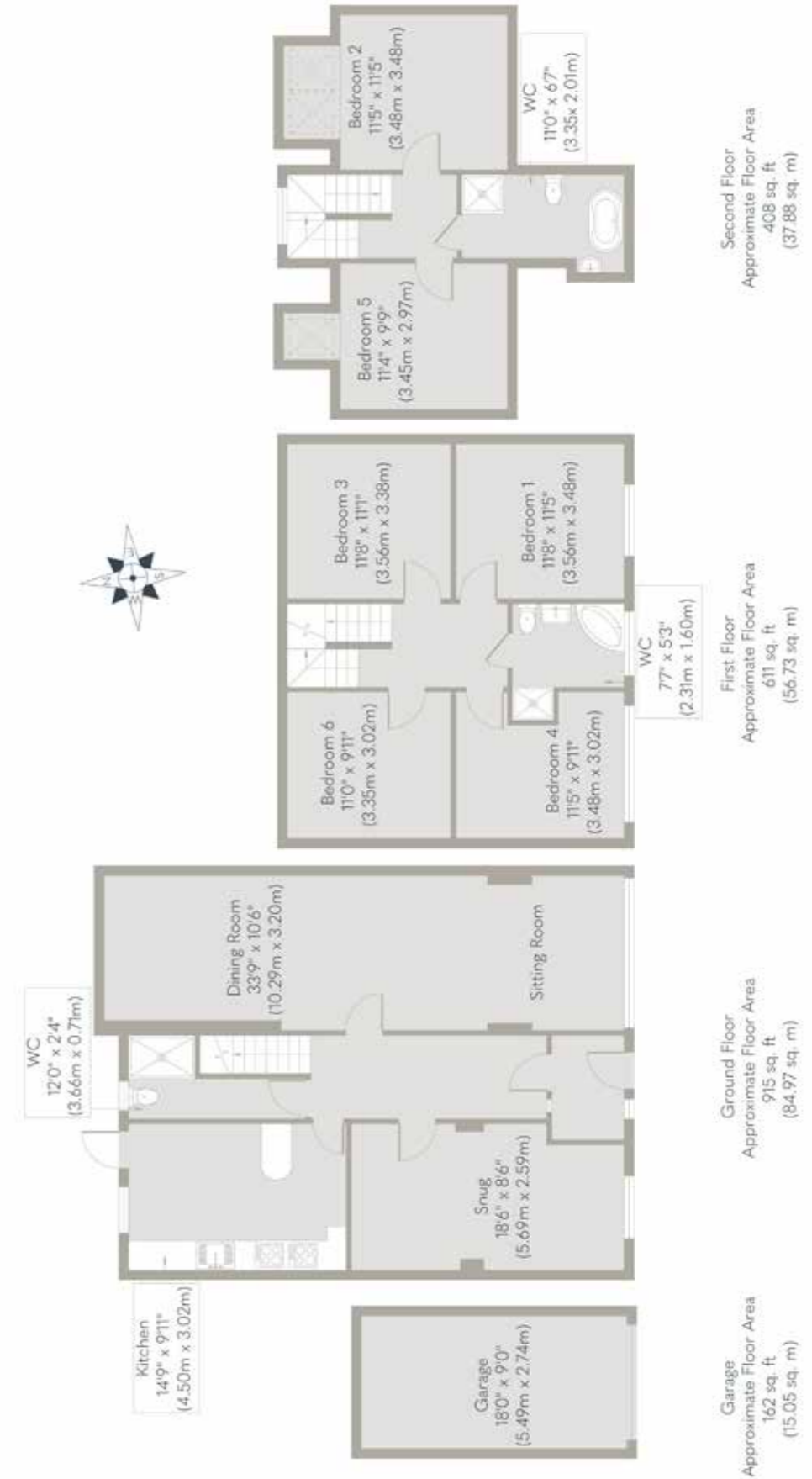
The first-floor features four bedrooms and a family-sized bath and shower room. Rising to the second floor, you will find two further double bedrooms, each with balcony windows enjoying wonderful coastal vistas and well-served by a large bathroom.

Boasting an enviable position on one of Sheringham’s most sought-after residential roads, this substantial home presents bright and spacious accommodation with great versatility. Ideally located just a short stroll from the beach and bustling high street, this versatile home offers the space and location to accompany all manners of fulfilling lifestyles by the sea.

There are neatly tended and low-maintenance gardens to the front and rear, along with allocated parking and a single garage.







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

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 Sowerbys



“...opportunity to own a large coastal home in one of Sheringham's sought after locations.”

SOWERBYS



SERVICES CONNECTED

Mains water, electricity, drainage and broadband. Gas fired central heating.

COUNCIL TAX

Currently un-banded due to being a holiday let.

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: ///eradicate.intervals.visitors

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