



Sea End Cottage, Sidestrand

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Sea End Cottage, 20 Main Road Sidestrand, Norfolk NR27 0LS

Holt miles, Burnham Market miles,
Norwich miles

16th century Grade II listed coastal home with a wealth of character to include exposed beams, original doors and period fireplaces. The property offers 3 bedrooms, off street parking and a large rear garden.

Guide Price £375,000



The Property

The property offered for sale is a delightful Grade II listed brick and flint end terrace cottage, believed to have been constructed in the 1600's. The property has been renovated and improved by the present owners retaining many of the original features to include original period fireplaces, exposed wooden beams, wooden panelling and pantile floors. The accommodation presently comprises a sitting room with a period fireplace housing a wood burner, a dining room, a well fitted out kitchen with a walk-in pantry, a rear hall and a shower room. A first floor landing leads to three good size bedrooms. The property benefits from oil fired central heating. Outside, there is off street parking to the front of the cottage and a lawned garden. To the rear is a large lawned garden with a patio area directly behind the house. The property has no onward chain.

The Location

Sea End Cottage is situated in the pretty coastal village of Sidestrand, approximately 3 miles east of the Edwardian seaside resort town of Cromer. The village has amenities to include a village shop, The Sea Marge Hotel and a village pub. Cromer has excellent golf, shopping, banking and transport facilities and a train service to Norwich with regular connecting trains on to London Liverpool Street. Both Cromer and Overstrand have excellent sandy beaches and indeed much of the North Norfolk Coast is classified as An Area of Outstanding Natural Beauty and is a Heritage Coastline offering many opportunities for sailing, walking and bird watching. Norwich, the Cathedral city and regional centre of East Anglia lies approximately 24 miles to the south. The well-known Georgian town of Holt, offering an established retail centre and the home of Gresham's Public School, is about 9 miles away and Beeston Hall Preparatory School between West Runton and Sheringham is approximately 4 miles. Bizewell Farmhouse is also a mere 2.8 miles from the locally sought after beach of Trimmingham with its rugged coastline views and endless walks, and only a short drive from other coastal towns such as Sheringham and Mundesley.

Directions

Coming from Cromer, head along the coast to through Overstrand towards Sidestrand. As you pass through Sidestrand there is a church on the left hand side, the road then leads to a sharp S bend. Take the first left after the S bend and you will find the terrace to your right. Sea End Cottage will then be found on the left hand side of the terrace.

Accommodation

The accommodation comprises: -

Front door, leading to -

Dining Room (15'6 x 11'4)

Staircase to first floor, radiator. Exposed ceiling beams. Polished wooden floorboards. Extensive range of fitted cupboards and shelving. Broom cupboard. Trap door leading to a cellar.

Sitting Room (15'10 x 11'4)

Open fireplace housing a wood burner. Beams, pamment floor, two radiators. Television point. Fitted cupboard.

Kitchen (12'8 x 8'3)

Range of fitted base units with working surfaces over. Inset one and half bowl sink unit with mixer tap. Fitted electric oven. Surface hob. Extractor hood. Dishwasher. Tiled splashbacks, range of matching wall units. Radiator. Tiled floor. Walk-in pantry fitted with extensive shelving. Plumbing for automatic washing machine. Tiled floor.

Rear Hall

Door leading to the rear garden.

Shower Room

Walk-in shower with fitted screen and shower. Vanity unit with basin over. W.C., radiator. Fully tiled walls and floor.

First Floor

Landing

Exposed wooden beams

Bedroom One (15'4 x 11'8)

Period fireplace, two cupboards. Door to loft access. Fitted wooden shutters. Radiator.

Bedroom Two (12'9 x 7'9)

Polished wooden floorboards. Radiator.

Bedroom Three (12'10 x 7'8)

Window with view to the sea.

Curtilage

To the front of the property there is a shingled parking area. There is also a wooden storage shed. Also to the front there is a lawned garden which is partially enclosed. A side gate leads to the large rear garden that has a patio directly behind the house. There are various inset flower and shrub beds, mature shrubs and trees and an outside boiler for central heating and domestic hot water together with a modern plastic oil tank.

General Information

Tenure: Freehold.

Services: Mains water, electricity and drainage are connected.

Council Tax Band: To be confirmed.

Local Authority: North Norfolk District Council. Tel: 01263 513811.

Viewings: Strictly via the sole agents, Pointens Estate Agents, tel: 01263 711880.

Energy Performance Certificate: To be confirmed.

Reference: H313205

Agents Note: Intending purchasers will be asked to produce original Identity Documentation and Proof of Address before solicitors are instructed.

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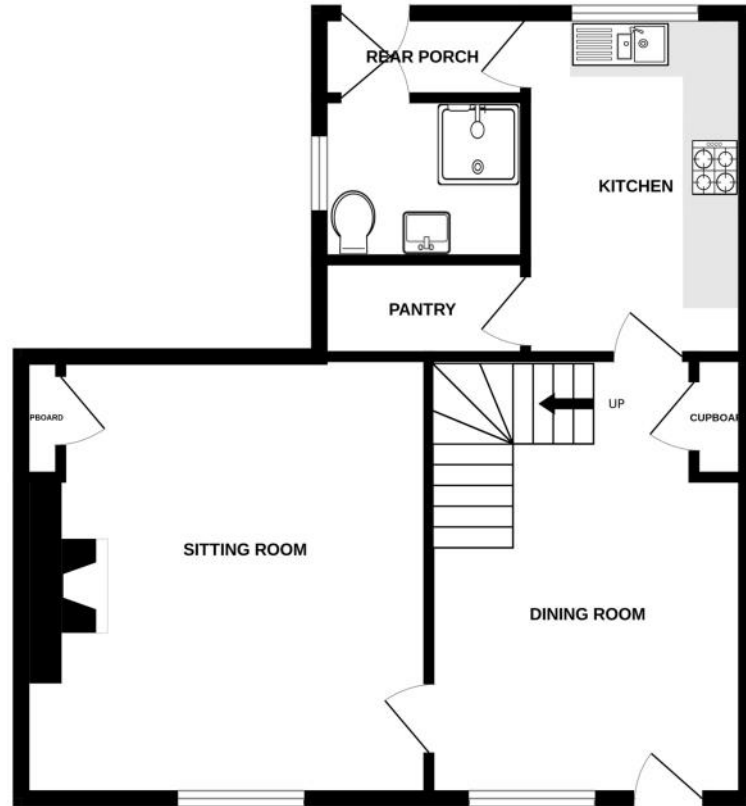
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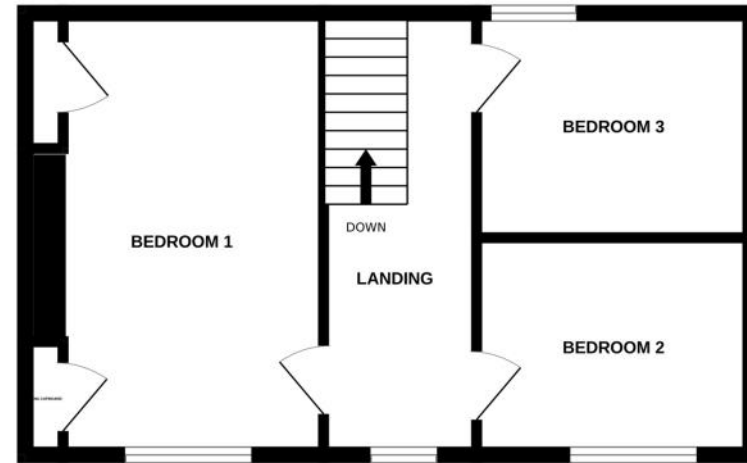
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GROUND FLOOR
580 sq.ft. (53.9 sq.m.) approx.



1ST FLOOR
400 sq.ft. (37.1 sq.m.) approx.



SEA-END COTTAGE, 20 MAIN ROAD, SIDESTRAND, NR27 0LS

TOTAL FLOOR AREA : 979 sq.ft. (91.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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. 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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