



THE STORY OF

# 2 Sevena Cottages

*Winterton-on-sea, Norfolk*

**SOWERBYS**

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# 2 Sevena Cottages

Winterton-on-sea, Norfolk  
NR29 4AT

Wonderful Coastal Cottage

Popular Location

Well-Fitted Kitchen Breakfast Room

Characterful Sitting Room with Wood-Burner

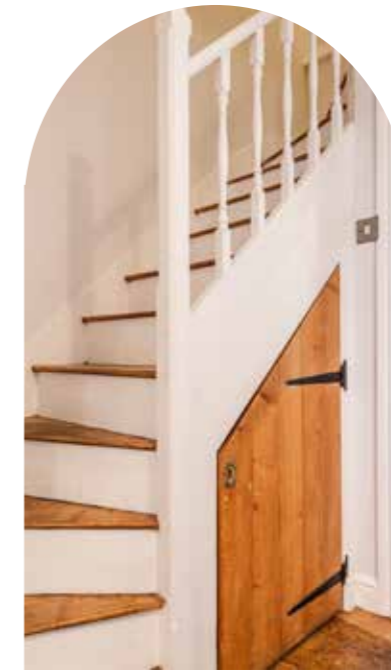
Three Bedrooms

Modern Bathroom

Two Brick Storage Sheds and Allocated Parking

Garden and Summer House

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“Very little has changed, it feels quite timeless.”

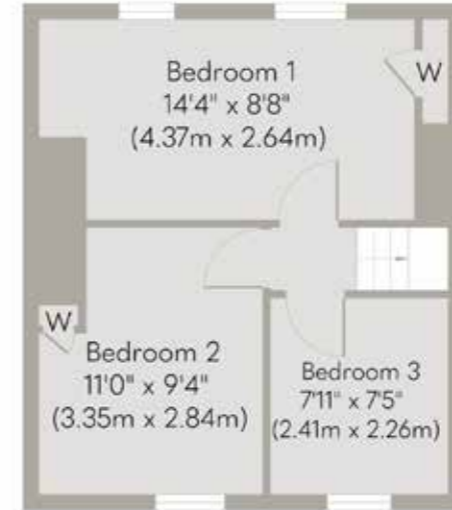
This home is a delightful coastal cottage that offers plenty of character and charm. Currently used as a successful coastal holiday let, it would make a perfect second home, coastal retreat or main home.

As you enter, you will find a welcoming hall, a well-fitted bathroom and in turn access to the spacious kitchen breakfast room. With plenty of storage and space to cook, this home has been a lovely place to entertain for friends and family and make many happy memories. The sitting room features an exposed brick chimney and a lovely wood-burning stove, complementing the colour palette and character of the rest of the property and

makes the space a very cosy retreat in the cooler evenings. Exposed floor timbers run throughout the kitchen and sitting room as well, making the ground floor feel warm and timeless from the moment you step in.

The first-floor features three well-appointed bedrooms, also boasting lovely timber floors, which are painted for a brighter, more contemporary feel. The principal bedroom also enjoys beautiful views overlooking the roof tops to the dunes, and with the sea so close, opening the windows to the gentle sounds of the waves is always a relaxing environment to be in.

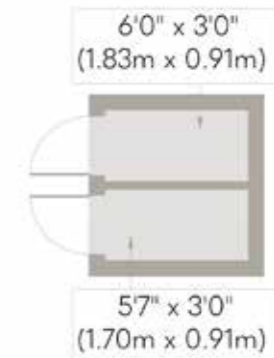




First Floor  
Approximate Floor Area  
344 sq. ft  
(32.00 sq. m)



Ground Floor  
Approximate Floor Area  
412 sq. ft  
(38.30 sq. m)



Summer House  
10'2" x 10'2"  
(3.10m x 3.10m)  
Outbuilding  
Approximate Floor Area  
141 sq. ft  
(13.12 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.

Outside to the front, there are two useful brick-built storage sheds. A pretty iron gate, then invites you to the front door via a small patio area. To the rear, steps take you up to the patio, which is perfect for entertaining or even just relaxing in the peace and quiet. The garden is mainly laid to lawn, with a wide variety of mature borders creating a lovely little haven, but at the top of the garden, a summer house sits invites everyone to enjoy after a day at the beach with a barbeque.

The property also benefits from private dedicated parking for two vehicles, just a short walk from the front door.

“The garden in Spring is a fantastic, peaceful sun trap.”



ALL THE REASONS

# Winterton-on-sea

IN NORFOLK  
IS THE PLACE TO CALL HOME



Winterton On Sea is a popular coastal village renowned for its beautiful beach.

Mentioned in the Domesday book, Winterton-on-Sea is the most northern seaside village in the borough of Great Yarmouth.

It's a small, historic village, picture-perfect with beautiful floral displays and pretty little thatched cottages. The village also has a stunning backdrop inland of majestic white wind turbines towards the villages of East and Wester Somerton, and mile after mile of pale sandy beach backed by sand dunes.

It is the perfect location for a seaside holiday away from it all without an amusement arcade in sight.

A range of local amenities include the Seal View cafe, great village pub called the Fisherman Return, local shop, Post Office,

Poppy's cafe, as well as a popular fish and chip takeaway.

The village's parish church, Holy Trinity, is a truly magnificent building with one of the tallest church towers in Norfolk at over 130 feet. Elements of the church date from the 13th century, with the tower being built around 200 years later. The church was restored in the late 1800s and is well worth a visit. When fishermen set sail from Winterton, they used to use the tower as an important landmark to help guide them home.

Winterton Dunes are a National Nature Reserve, a haven for birdwatching and wildlife with little tern and seal colonies in residence along with the rare Natterjack toad.

At Winterton-on-Sea and north along the coast to Horsey, the Broads overlap with the Norfolk Coast Area of Outstanding Natural Beauty where in the winter seal pups are born on the beach. A viewing area is available a short walk from Horsey.



Note from the Vendor



Winterton beach.

“Staying in Winterton has helped us to slow down and appreciate the natural environment.”

THE VENDOR



### SERVICES CONNECTED

Mains water, electricity and drainage. Electric heating.

### COUNCIL TAX

Band A.

### ENERGY EFFICIENCY RATING

D. Ref:- 6332-1122-5100-0764-3206

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: ///insert.tablets.desktops

### AGENT'S NOTE

1 Sevena Cottages has a right of way over the rear garden to access their property and No. 2 has access over the rear garden of No. 3.

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



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