



THE STORY OF
St Mary's Cottage
Cromer, Norfolk

SOWERBYS



THE STORY OF

St Mary's Cottage

St. Mary's Road, Cromer
Norfolk, NR27 9DJ

Exquisite Modern Home

Stylish Interiors

High Ceilings and Impressive Specification

Stunning Bespoke Kitchen

Three Double Bedrooms

Luxurious Bathrooms

Double Glazed Windows and
Modern Gas Heating

Pretty West-Facing Courtyard Garden

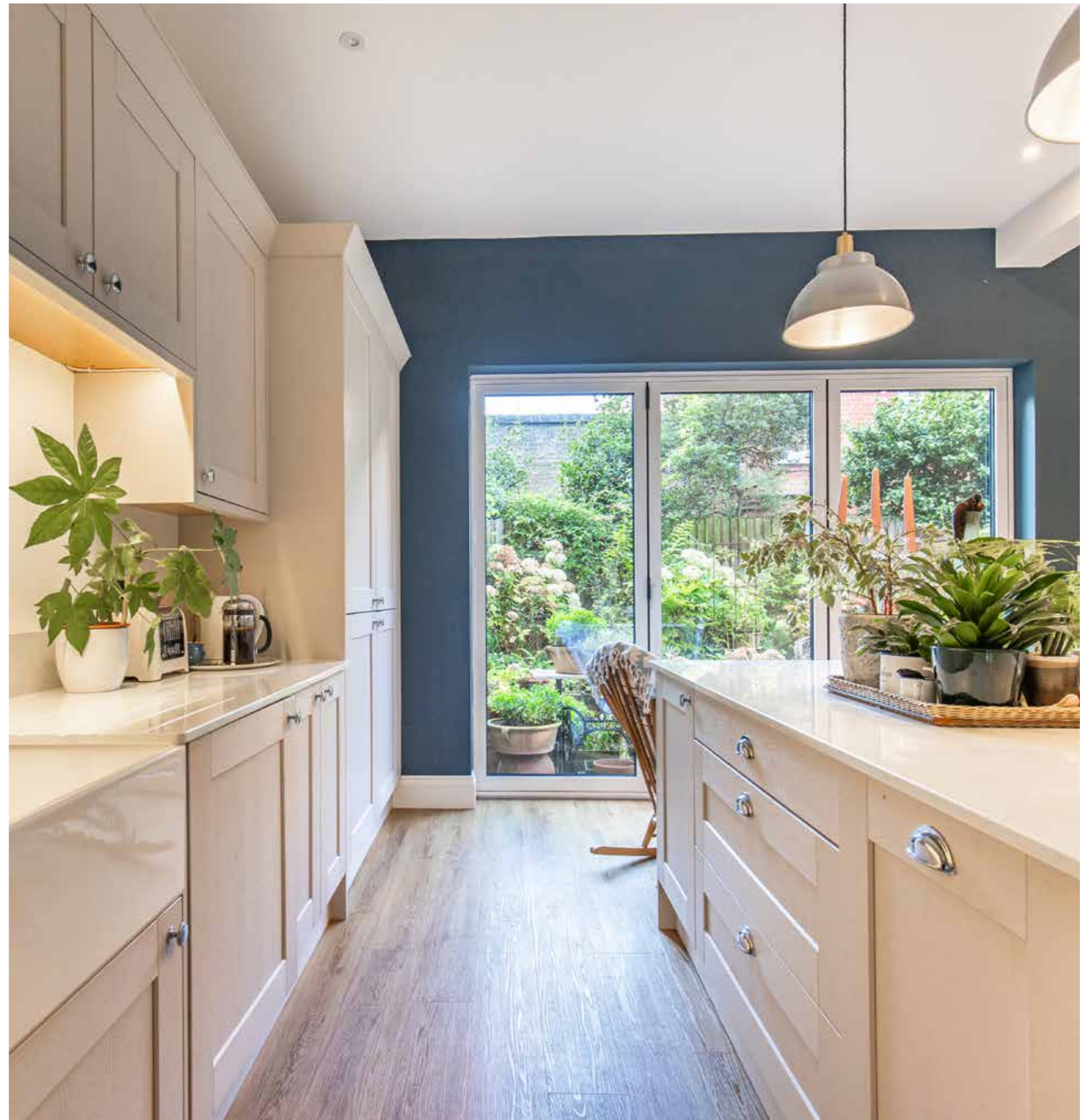
Discreet and Private Setting

Short Walk to Town and Beach

SOWERBYS HOLT OFFICE

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St Mary's Cottage is an exquisite, three double bedroom cottage forming part of a small and exclusive collection of fine homes created in 2021 by a highly renowned and local developer on St Mary's Road. Boasting a high specification throughout, this cottage is immaculately presented along with a stylish interior, featuring high ceilings and well-proportioned living space.

A comfortable lounge features sash-style double glazed windows to the front. A stunning open-plan kitchen/diner features large bi-fold doors that open onto the west-facing garden. Timeless Shaker cabinetry dressed in white fleck stone worktops creates a sumptuous space with a 'Fisher Paykel' duel fuel range cooker and a mirrored splash back set into a range canopy. Further features include an inset enamel sink, integrated fridge/freezer, dishwasher, and washing machine. A central island with seating area creates a highly sociable space for gatherings and the kitchens exceptional proportions even allow for a cosy sitting area. A guest cloakroom completes the ground floor.

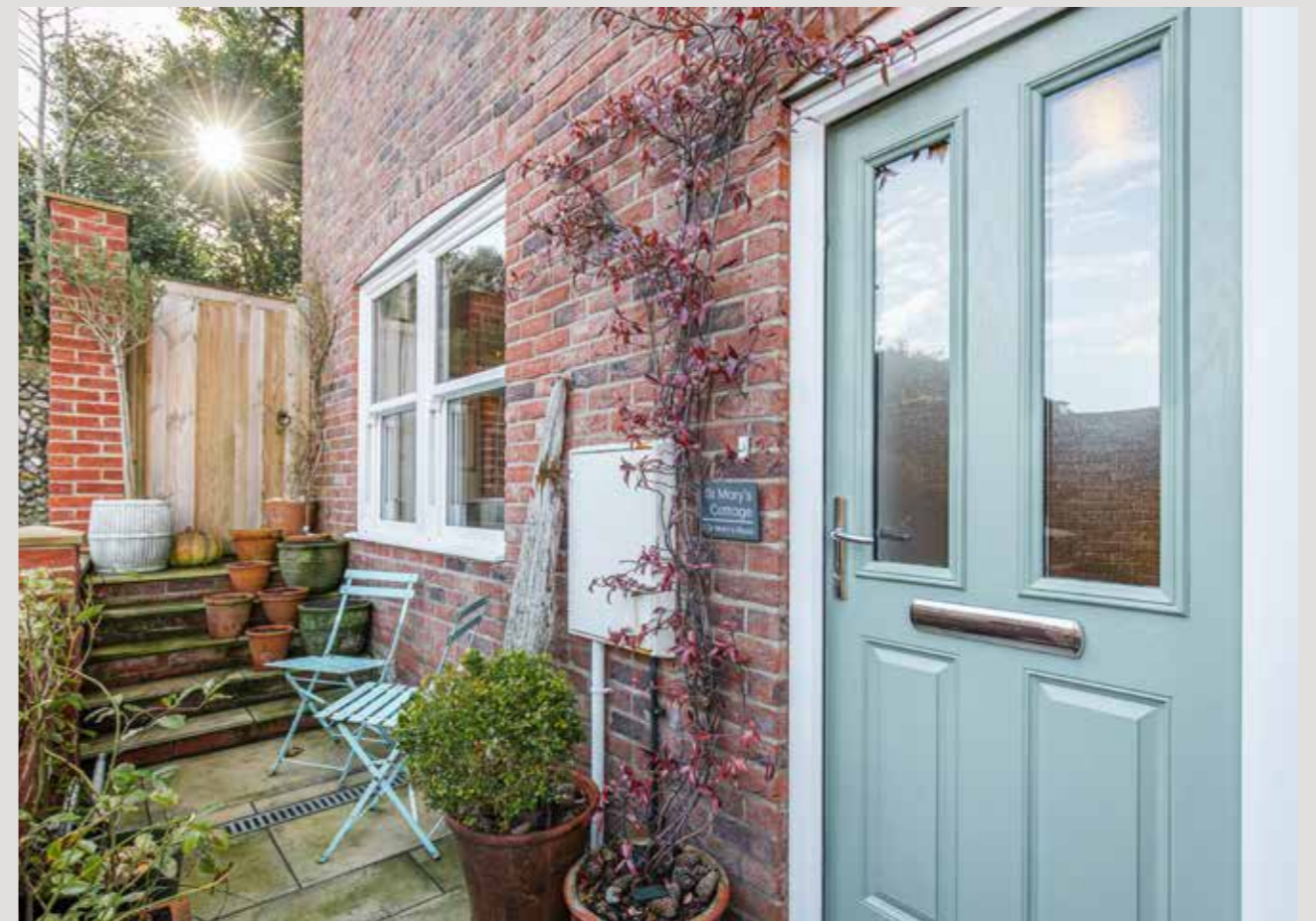


To the first floor there are three double bedrooms, the principal bedroom is served by a luxuriously appointed en-suite shower room whilst a family sized bathroom of equal quality serves bedrooms two and three.





We've loved being tucked away with lovely courtyard views and a thriving community.





St Mary's Cottage is approached off St Mary's Road via a lobe, which is pedestrian access only. The front of the property faces east, with a small courtyard perfect for catching the morning sun. A side access gate leads to additional storage and access to a shed. The west-facing rear garden features mature planting in raised beds, gravel pathways, outside lighting, and a water tap.

St Mary's Cottage is one of four unique properties within an exclusive and small collection of fine homes, nestled in a discreet and quiet residential area of St Mary's Road, just a short walk from the Beach and Cromer's vibrant Town centre. The original buildings was one of a number of properties in the street owned by significant members of the town's community.



Ground Floor
Approximate Floor Area
604 sq. ft
(56.11 sq. m)

First Floor
Approximate Floor Area
604 sq. ft
(56.11 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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Cromer

WHY NOT PUSH THE BOAT OUT WITH A SEASIDE SUPPER?

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!

Or push the boat out with fish and chips from No 1 Cromer, Galton Blackiston's award winning Cromer eatery perched on the clifftop. Treat yourself to a relaxing lunch at the Upstairs Restaurant where stunning sea views meet tasty seafood, or join the queue downstairs and enjoy your takeaway sitting on the wall as the seagulls soar above you for a fully immersive 'beside the seaside' experience. Follow the slope down from the clifftop to the beach and walk the shoreline or practise your hand at an afternoon skimming stones out to the horizon line.

With a good selection of schools including independent Beeston Hall School at nearby West Runton, it's easy to see the appeal of this gorgeously gentrified town for young families as a place to put down roots. Come discover if it's the place for you too...



Note from the Vendor



“Walking along Cromer beach feels like I am on holiday everyday...”

Cromer beach.



SERVICES CONNECTED

Mains water, electricity and drainage. Gas central heating.

COUNCIL TAX

Band C.

ENERGY EFFICIENCY RATING

C. Ref:- 1139-0035-4000-0205-6206

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: ///yachting.switch.waxes

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SOWERBYS

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Journey

 St Martins
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for the homeless

 mind
Norfolk and
Waveney

 Cancer
Charity
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 East Anglian
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