



THE STORY OF

Cherry Tree Cottage

West Runton, Norfolk

SOWERBYS



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West Runton, Norfolk
NR27 9QP

Four-Bedroom Detached Character Residence

Impressive Living Space

A Wealth of Character and Style

High-End Kitchen

Stylish Interior Design

Sea Views from Two Bedrooms

Neat Low Maintenance Gardens

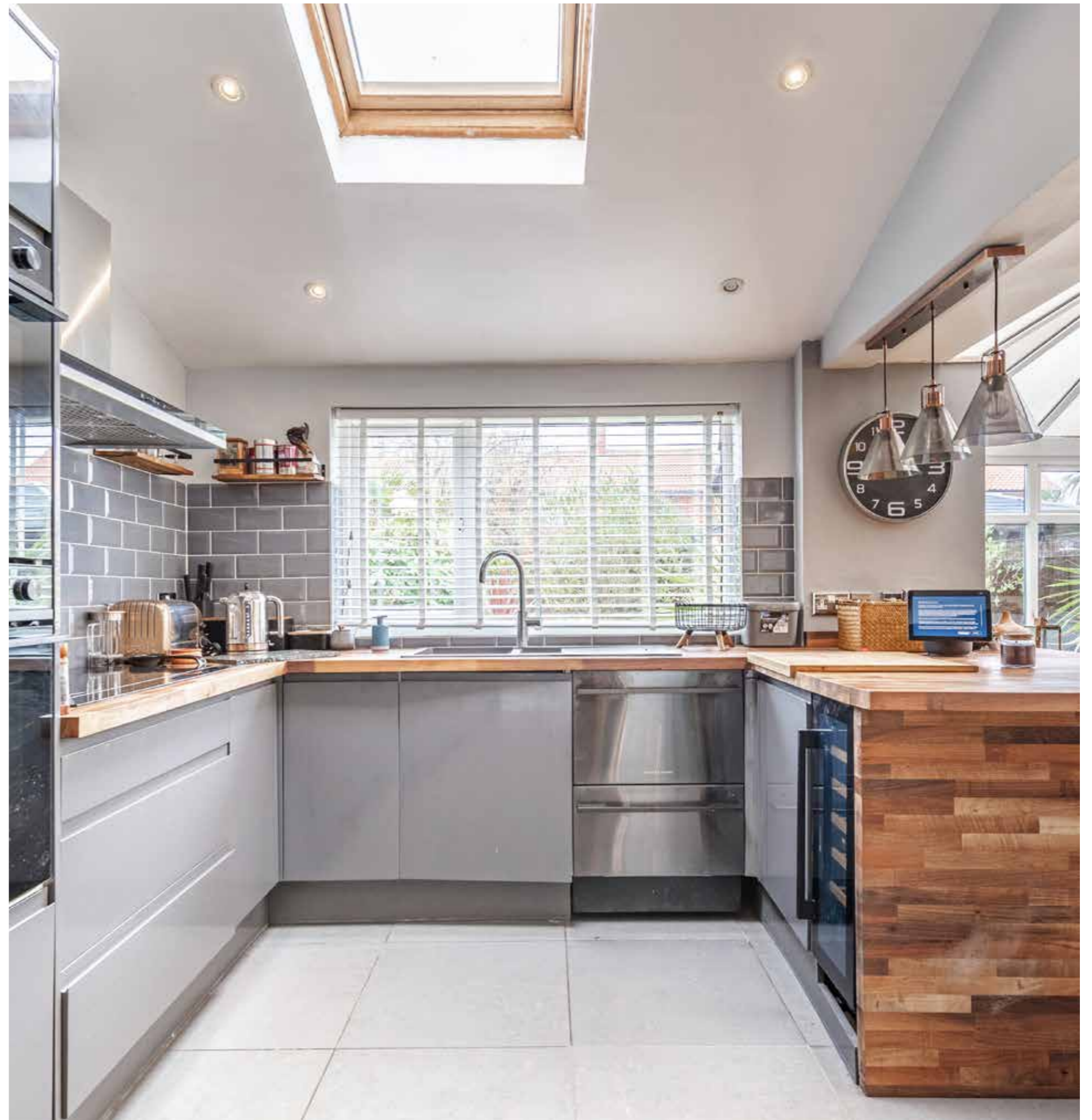
Off-Street Parking and Garage

Short Walk to Beach and Village Amenities

SOWERBYS HOLT OFFICE

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A handsome house with characterful and stylish accommodation nestled in the heart of West Runton with a fine village pub, shop and beach all within a few hundred yards. Add to that a train line giving easy access to Cromer, Sheringham and the city of Norwich, this exceptional location offers so much for a fulfilled lifestyle on the coast.

Coming to the market for the first time in over 25 years this fine home has been meticulously maintained, extensively improved and much loved by its present owners.

Spanning over 1500 sq. ft. and set over two floors, the accommodation is well-proportioned, balanced and full of character. The ground floor offers a great balance of social entertaining space and cosy living areas, with a formal sitting room with open fireplace, family room which is semi-open plan to a fantastic garden room that provides dining space and direct access onto the garden. A superb, modern fitted kitchen provides the perfect family hub for the house and features stylish modern cabinets, solid oak block work surfaces and a suite of Fisher and Paykel appliances. A guest cloakroom completes the ground floor accommodation.

To the first floor there are four individual bedrooms, two of which enjoy distant sea views. The bedrooms are served by a luxurious family sized bathroom and shower.

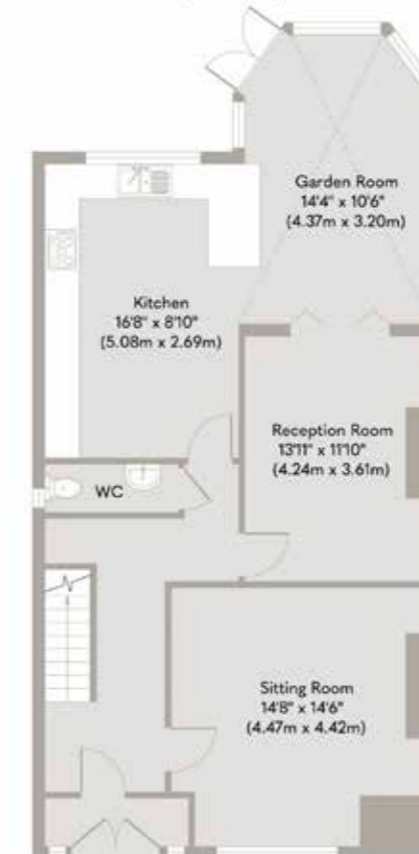
To the front of the property is an enclosed garden with lawns and flint walls to the front boundary. The rear garden enjoys a sunny south westerly aspect and features a decked sun terrace and covered pergola that provides a wonderful space for entertaining throughout the seasons with dining and barbecue area. Off the rear garden is a detached garage and parking accessed via Newell Crescent from the rear.

Water Lane is a wonderfully positioned location with the beach, village pub, tea rooms and local store all within a few minutes walk. The train station provides easy access to both the coastal towns of Sheringham and Cromer as well as the city of Norwich and beyond.





First Floor
 Approximate Floor Area
 631 sq. ft
 (58.62 sq. m)



Ground Floor
 Approximate Floor Area
 912 sq. ft
 (84.72 sq. m)

Garage
 Approximate Floor Area
 167 sq. ft
 (15.51 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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West Runton

SCENIC VILLAGE WITH FOSSIL-RICH CLIFFS AND BEAUTIFUL BEACHES

Between the Victorian seaside resorts of Cromer and Sheringham, West Runton has good road connections and a small railway station with regular services to Norwich. West Runton also has a pub - The Village Inn, restaurants, a post office, an independent school and village store. It also has a golf links course and there are nearby National Trust woodland walks. The village is famous for the West Runton Woolly Mammoth, a huge 6-700,000 year old fossilised elephant, discovered in the 1990s. West Runton is also home to the Hilltop Shirehorse Centre.

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. 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.



Note from the Vendor



“Cherry Tree Cottage is such a warm family home with lots of things to do around.”



SERVICES CONNECTED

Mains water, electricity, gas and drainage.

COUNCIL TAX

Band D.

ENERGY EFFICIENCY RATING

D. Ref: 3134-7425-6300-0318-8226

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: ///hairstyle.reflect.newlywed

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SOWERBYS

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