



THE STORY OF

5 The Parishes

Weybourne, Norfolk

SOWERBYS



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Weybourne, Norfolk
NR25 7TD

Exceptional Modern Cottage

Two Suited Bedrooms

Elegant and Stylish Interior Design

Modern Sleek Kitchen

Open-Plan Living Area

Air Source Heating System

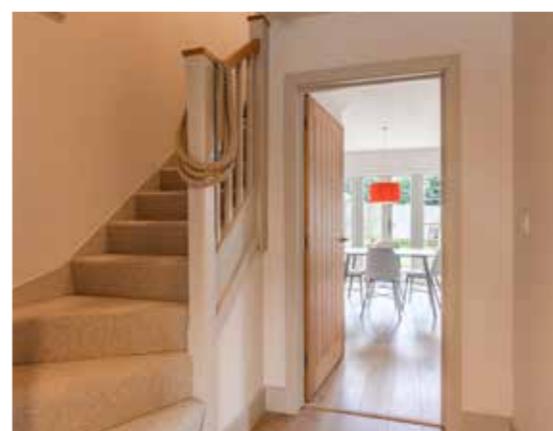
Low Maintenance Gardens

Private Parking

Wonderful Coastal Village Position



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Coastal elegance – A stunning two-bedroom Cottage in a wonderful coastal position.

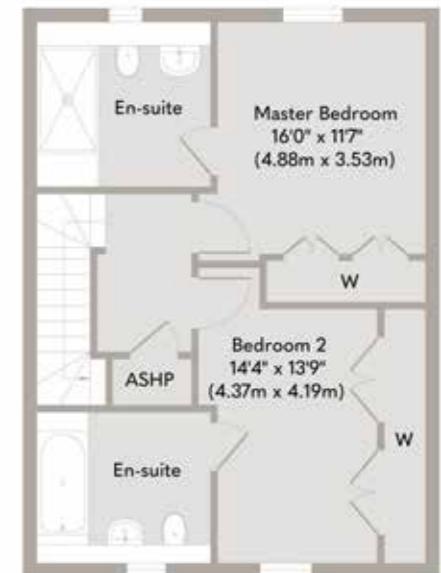
Discover coastal living at its finest with this beautifully appointed two-bedroom cottage, constructed in 2018 by award-winning developer Fleur Homes. Situated on an exclusive development of just seven properties, this charming home offers both privacy and convenience, being just a short stroll from the beach.

The ground floor features a welcoming entrance hall with a convenient cloakroom, leading into a spacious open-plan kitchen, dining, and living area. The beautifully fitted kitchen boasts modern appliances, sleek cabinetry, and ample workspace - ideal for both entertaining and everyday living.

Upstairs, you'll find two generously sized double bedrooms, both elegantly decorated in neutral tones. The principal suite offers a luxurious en-suite bathroom, whilst the second bedroom enjoys its own stylish shower room/WC.

The cottage offers a paved front garden and a lawned rear garden with a paved terrace, perfect for alfresco dining. A side passage provides easy access from the front to the rear garden.

Additional features to the exceptional, modern cottage include two allocated bays in a timber-framed carport, air-source heating for energy efficiency, timber flooring and oak internal doors throughout.



First Floor
Approximate Floor Area
494 sq. ft
(45.92 sq. m)



Double Car Port
18'5" x 17'8"
(5.61m x 5.38m)



Outbuilding
Approximate Floor Area
325 sq. ft
(30.22 sq. m)

Ground Floor
Approximate Floor Area
494 sq. ft
(45.92 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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Weybourne

WHERE HISTORY AND
NATURE MEET

Just three miles west of Sheringham, Weybourne is familiar to many as a stop on The Poppy Line steam railway, which is a magnificent way to arrive at this unspoilt coastal village. You might spot pretty Weybourne Windmill as you ride the line, which local legend says once signalled to smugglers with the turn of its sails whether the coast was clear to land.

The mill was later home to Mr and Mrs Dodds who were arrested as spies during World War II, after police spotted the couple using the windmill to signal out to sea and discovered a radio transmitter. East Anglia's proximity to Europe meant it played a key role in the war effort and a secret World War II military site to the left of the village, Weybourne Camp, which was visited by Churchill is now home to the Muckleburgh Collection, one of the UK's largest privately owned displays of guns and military vehicles.

Following Station Road, turn into Church Street where the medieval All Saints Church sits, and behind it Weybourne Priory, once home to Augustine monks. Further along is The Ship Inn, a traditional village pub which has been serving locals since the 1800s. Enjoy one of its wide selection of local ales and artisan gins as you enjoy seafood freshly caught just footsteps away. If you follow Beach Lane down to the coastline, you might see the boats which fish the waters for their catch.

Take the coastal path west towards pretty Cley and Salthouse Marshes or head east back to Sheringham. Surrounded by fields, woodland and heathland in an Area of Outstanding Natural Beauty, with its village shop, tea room, many traditional cottages and period homes this is a wonderful place to call home.



Note from Sowerbys



Weybourne Beach

“...privacy and convenience, whilst being just a short stroll from the beach.”



SERVICES CONNECTED

Mains electricity, water and drainage. Electric heating.

COUNCIL TAX

Band D.

ENERGY EFFICIENCY RATING

B. Ref:- 0253-3855-7691-9928-2575

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: //ambitions.retrial.guises

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SOWERBYS

We are proudly supporting these Norfolk charities by organising and participating in events throughout 2025, along with making a donation for every home we sell.



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