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CLEMATIS COTTAGE  
THE STORY OF  
**Clematis Cottage**  
*Weybourne, Norfolk*

SOWERBYS



THE STORY OF

# Clematis Cottage

The Street, Weybourne, Norfolk  
NR25 7SY

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Prime Village Setting

Fully Renovated

Period Character

Modern Interiors

Glazed Atrium

Wood Burner

Two Double Bedrooms

Two Bathrooms

Landscaped Gardens

Gated Parking and Cart Shed

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An exquisite double-fronted brick and flint cottage presented in immaculate order throughout, enjoying wonderful gated gardens within a discreet and peaceful lobe at the heart of the coastal village of Weybourne. Remodelled, renovated and extended, the property offers a luxurious, design-led interior while celebrating the inherent charm and character of a traditional Norfolk flint cottage. Notably, all windows were replaced in 2021 with high-specification solid timber double-glazed units, enhancing both energy efficiency and aesthetic integrity.

Every room has been curated with a refined 'boutique coastal' aesthetic, blending warmth and texture with clean, contemporary finishes. The sitting room is an inviting retreat, centred around an almond Stovax wood burner set within a feature fireplace, while the adjoining dining/family room forms a striking addition, crowned by a glazed atrium that draws in natural light and creates an uplifting focal point.

The dual-aspect kitchen/breakfast room is both practical and elegant, with integrated appliances and space for relaxed dining. A beautifully appointed ground floor bathroom completes the accommodation at this level, with two delightful double bedrooms and a luxurious shower room arranged on the first floor.

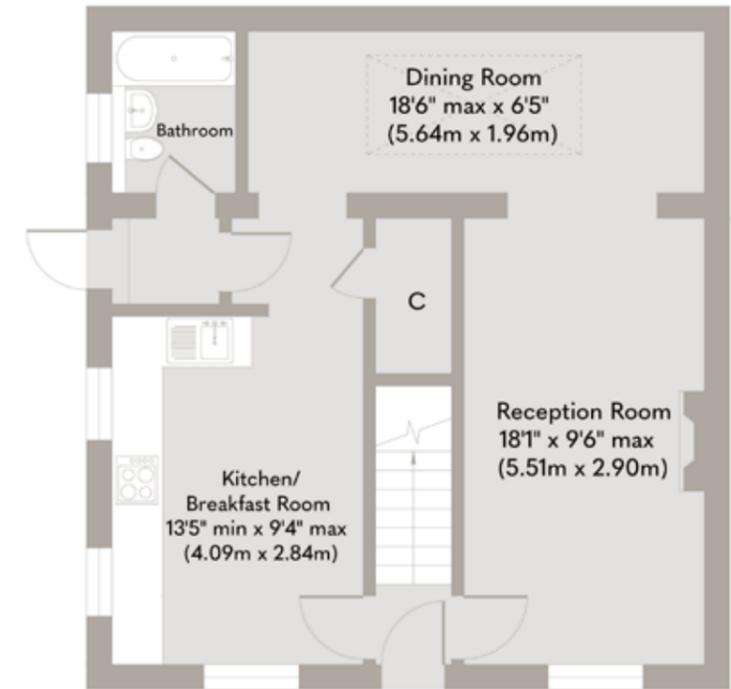
Approached via a shingle lobe from the coast road, remote electric gates reveal professionally landscaped gardens of exceptional quality. Shaped lawns, mature borders, a brickweave sun terrace and summerhouse provide a private and picturesque setting, complemented by secure parking and an oak-framed cart shed.

Nestled between a popular gastro pub and The Maltings hotel, and just moments from Weybourne's beach, coastal path, and village store and coffee shop, this is a refined coastal home of rare quality and enduring appeal.

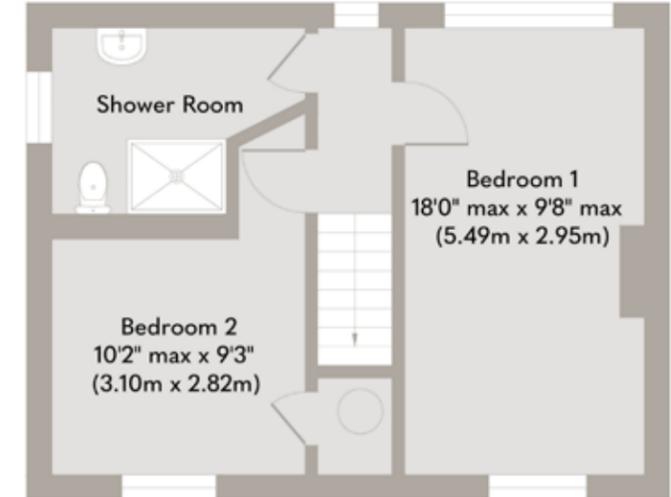


Two delightful double bedrooms enjoy charming views.





Ground Floor  
Approximate Floor Area  
586 sq. ft  
(54.42 sq. m)



First Floor  
Approximate Floor Area  
414 sq. ft  
(38.42 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



“A truly special cottage in one of the North Norfolk coast's most picturesque and sought-after villages.”



### SERVICES CONNECTED

Mains water, electricity and drainage. Oil fired central heating.

### COUNCIL TAX

Band C.

### ENERGY EFFICIENCY RATING

E. Ref:- 8516-6128-8200-8475-6902.

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: ///investor.winners.shuffles

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# SOWERBYS

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