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THE STORY OF
48 High Street
Overstrand, Norfolk

SOWERBYS





THE STORY OF

48 High Street

Overstrand, Norfolk
NR27 0AB

Four Bedrooms

Victorian Town House by the Coast

Located in a Quiet Seaside Village

Full of Character and Original Charm

Courtyard Garden

Driveway Providing Off-Road Parking

Close to Cromer

Desirable Location

Outbuildings with Renovation Potential

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Full of personality, the home is perfectly suited to family life, with spacious and versatile accommodation arranged over three floors. High ceilings, original details and a warm, welcoming feel run throughout.

The ground floor opens with a long, bright hallway leading to the main living spaces. The sitting room is cosy yet spacious, ideal for both relaxing evenings and social gatherings. There is plenty of room for dining, with both a separate dining room and an open kitchen/dining area. The kitchen itself combines traditional charm with practicality, offering generous worktop space, storage, and a feature range cooker with mantel.

Upstairs, the first floor hosts three well-proportioned bedrooms along with a family bathroom. The second floor is dedicated to a generous principal bedroom, complete with its own bathroom, creating a private and peaceful retreat. The property also benefits from built-in storage and attractive wood flooring.

Outside, the home is set back with a driveway providing off-road parking. To the rear, a spacious courtyard garden offers the perfect setting for outdoor dining and entertaining.

A real highlight of the property is the collection of outbuildings, all recently re-roofed. While previous planning permission has lapsed, there is clear potential for redevelopment (subject to the necessary consents), whether for holiday lets, guest accommodation, or a self-contained annexe. With electricity already in place and scope to add plumbing, these spaces present an exciting opportunity.

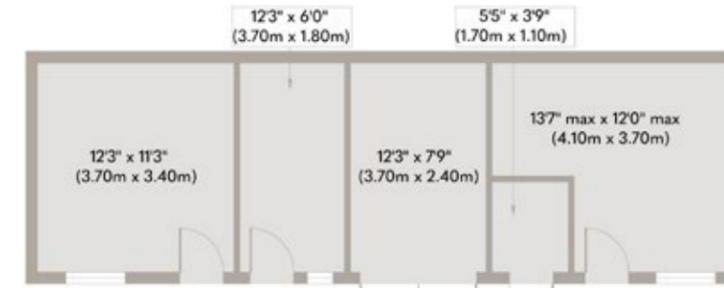


We loved being near the village school, enjoying the sports field, summer car boot, and easy days at the nearby beach.





Originally a shop, it was lovingly converted into a home over three years, using traditional materials and skilled craftsmen throughout.



Outbuilding
Approximate Floor Area
474 sq. ft
(44.03 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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Overstrand

AN AREA OF OUTSTANDING
NATURAL BEAUTY...

The coastal village of Overstrand stands on the north Norfolk coast which is designated as an area of outstanding natural beauty.

The village, which is part of what is sometimes called Poppy Land, offers a sandy beach, shops, post office, public house and hotels, a bus service passes through the village to the neighbouring resort town of Cromer where more comprehensive facilities can be found including the tallest parish church tower in the county, museums, a variety of shops, cinema, galleries and cafes.

There are good transport links via bus and train to Norwich (30 minutes) and onto London (2 hours) and there is a regional airport at Norwich. Sporting facilities include The Royal Cromer Golf Club and Cromer Lawn Tennis and Squash Club which offers some of the finest grass courts in the country. There are opportunities for sailing at Blakeney and on the Norfolk Broads.

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.



Note from the Vendor



“I have embraced village life. The house is lovely, and I've especially enjoyed the proximity to the beach.”



SERVICES CONNECTED

Mains water, electricity and drainage. Gas central heating.

COUNCIL TAX

Band B.

ENERGY EFFICIENCY RATING

To be confirmed.

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: ///november.telephone.motion

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SOWERBYS

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