



HOLME COTTAGE

Overstrand, NR27 0NT

Guide Price £675,000

Freehold

HOLME COTTAGE

15 Cromer Road
Overstrand
NR27 0NT

- Prime coastal location in Overstrand, close to Cromer and local amenities
- Elegant period home with abundant natural light and well-balanced living spaces
- Four double bedrooms plus a versatile single bedroom/study
- Family bathroom and impressive second floor principal suite with character windows
- South-facing garden perfectly suited for outdoor living
- Ample off-road parking suitable for multiple and larger vehicles
- Converted one-bedroom annexe ideal for gym, office or guest use
- Newly fitted solar panels and EV charging point





Positioned within the coastal village of Overstrand, Holme Cottage is a period home offering spacious and versatile accommodation with a balance of character features and practical modern additions. The village itself provides a strong sense of community along with access to the coastline, cliff-top walks, local amenities and nearby Cromer.

The ground floor offers a series of connected living spaces that work well for both everyday family life and entertaining. Character details have been retained throughout, while the layout creates a natural flow between the reception rooms, kitchen and living areas. The overall feel is comfortable, bright and well balanced, with plenty of natural light across the accommodation.

On the first floor there are 4 double bedrooms and a study. A family bathroom serves the first floor equipped with a three piece suite. The second floor principal suite consisting of a double bedroom walk in wardrobe and bathroom provides a more private retreat within the house, featuring distinctive period windows and elevated views across the surrounding area.

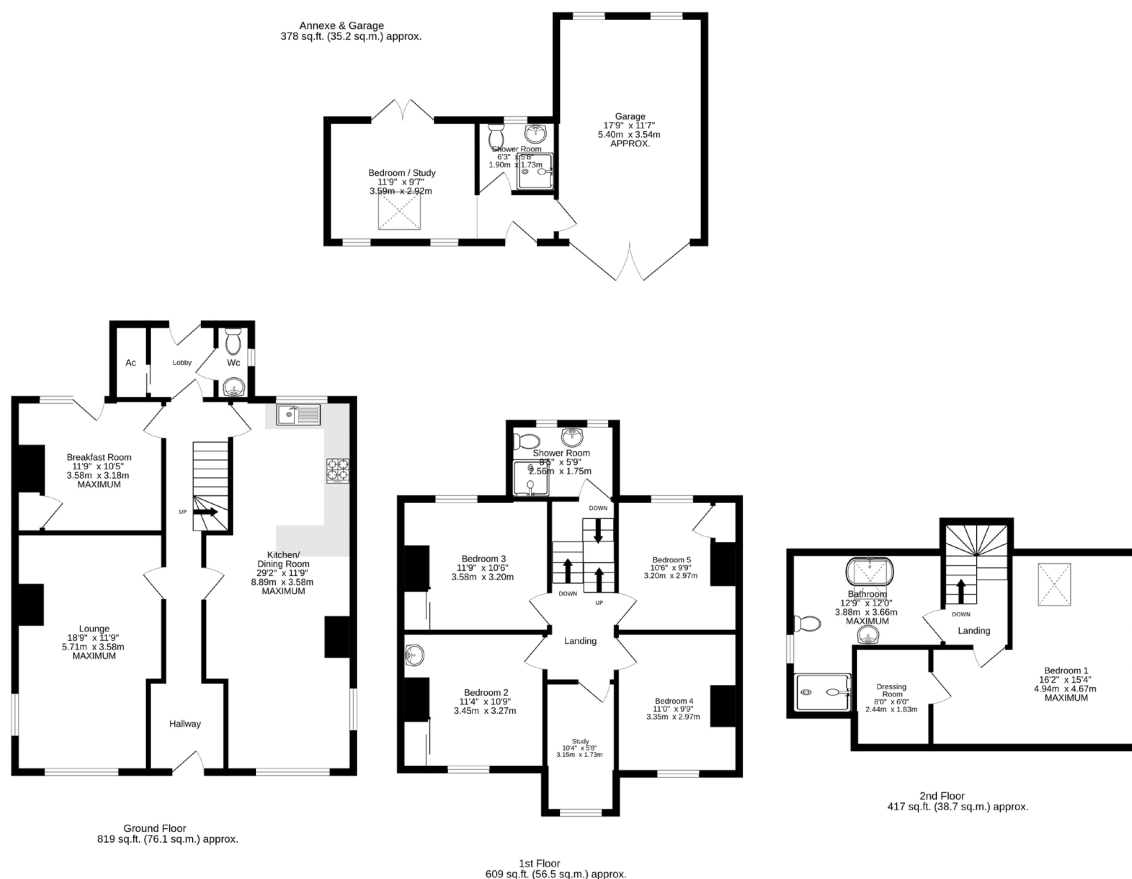
Outside, the south-facing garden offers a pleasant space for outdoor dining and day-to-day use equipped with a outdoors kitchen, while the driveway provides parking for several vehicles. The former stables have also been converted to create a flexible gym and office space.

The property further benefits from recently installed solar panels and an EV charging point, adding practical energy-efficient features to this well-established coastal home.









Services connected: Mains water, electricity, gas & drainage.

Council Tax: Band E.

EPC Rating: C.

Agent's Note: The former stables have been converted into a gym and office space.

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