

# Overstrand Sea House

Region: Norfolk Sleeps: 5

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## Overview

The name of this wonderful property gives the game away. This beautiful gem sits in the north Norfolk coastal village of Overstrand with sensational uninterrupted sea views. It is a beautiful place with three bedrooms, delightful modern living space and a gorgeous garden but it is those views that get the top marks!

Overstrand was once a modest fishing station but became popular and known as 'the village of millionaires' in the latter part of the 19th century. The London journalist and travel writer Clemend Scott came to the village in 1883 and christened the area 'Poppyland'. Many others from London society then came and the Edwardian architect Sir Edwin Lutyens designed Overstrand Hall. The Overstrand biplane bomber was named after the village, having been made at the Boulton & Paul aircraft factory in Norwich in the early 1930's. Overstrand Beach is unspoilt and absolutely glorious. The village is full of charm and character. Just two miles away is Cromer followed by Sheringham, Weybourne, Blakeney and Wells-next-the-Sea. You can walk along the beach to Cromer. In the opposite direct, you will discover Mundesley. Holt is a gorgeous market town and Norwich is also within easy reach, as are the Norfolk Broads.

Overstrand Sea House is beautifully presented with stylish decor, a calm, neutral colour palette and walls of glass that ensure that this wonderful house is drowned in natural light and offers those superb sea views. Built in the 1960's, the house enjoys Art Deco design and has recently been renovated to a very high standard. It is set back from the cliff overlooking the sea and offering a luxury self-catering retreat for families or groups of friends. It is beautifully chic, effortlessly stylish and oozes a warm and welcoming ambience. Soft pastels decorate the walls, whitewashed ceiling beams add character and you can crank up the wood burner if a coastal chill descends on the evening.

The living room enjoys sumptuous sofas and chairs where you can snuggle while watching a movie after a busy day on the beach, that is of course if you can take your eyes off the captivating sea views. The dining room is smart and attractive with a large table and chairs and access to the enclosed back garden. There is also a delightful snug, a perfect place to disappear to with the Sunday newspapers and a cup of tea. The country kitchen sits in between with its excellent appliances and joyful colour splashes.



The master bedroom suite enjoys a lavish super kingsize bed, adorned with hotel quality linens and pretty soft furnishings. It also offers an ensuite bathroom and a stylish wooden ceiling. With a wrap around window to let in the unique sparkle of the Norfolk light, the morning sun makes this a fabulous master. The other bedrooms are a lovely double with a kingsize bed and a single room. Guests staying in these rooms share the family bathroom plus there is a toilet on the ground floor.

The garden is beautiful, overlooking the sea and offering alfresco dining with a barbecue. It is beautifully kept with colourful plants and mature shrubs. There is a wonderful alfresco lounge area, perfect for pre-dinner drinks and a family boardgame or two.

## Facilities

Cottage • Beach Nearby • Ideal for Babies & Toddlers • Ideal for Kids • Ideal for Teens • Wi-Fi/Internet • Walk to Beach • Walk to Village • Walk to Restaurant • <1hr to Airport • BBQ • Hairdryer • TV • Indoor Games • DVD • Working Fireplace/Woodburner • Heating • Fenced Grounds • Parking Space • Seaview • Walking/Hiking Paths • Golf Nearby • Tennis Nearby

# Interior & Grounds

## The House

### Ground Floor

- Sitting room with comfortable L-shaped seating, woodburner, sea views and stairs to first floor
- Kitchen with built in electric oven and hob, freestanding American fridge freezer, dishwasher, microwave and drinks fridge
- Dining room with table and chairs seating ten
- Snug/Reading area with comfortable seating, and garden views
- Cloakroom with washbasin and wc

### First Floor

- Bedroom with a super king-size bed and an en-suite shower room
- Bedroom with a king-size bed
- Bedroom with a single bed and trundle under, available at £15 per stay, please request and pay on booking
- Bathroom with a corner bath and monsoon shower cubicle

### Outdoor Grounds

- Enclosed large garden with lawn, patio with table and chairs, outdoor seating, gas barbecue and sea and beach views
- Roadside parking in front of the property, located in a quiet cul-de-sac

## Additional Facilities

- TV's
- WiFi
- Blu-ray player
- Wii player
- Washing machine and tumble dryer
- Stairgate (please request)





## Location & Local Information

Overstrand Sea House is located in the charming village of Overstrand on the north Norfolk coast. It enjoys a fascinating history and is a wonderful spot to explore the north Norfolk coast, the Norfolk broads and the many characterful villages and towns. The beach is absolutely beautiful and totally unspoilt. You can walk along to the lively seaside resort of Cromer.

Cromer is a quintessential British seaside resort. It is famous for its delicious Cromer crabs, wide open beaches, its lighthouse, its iconic pier and its proud tradition of RNLI service. The Henry Blogg Museum offers a wonderful insight into the lifeboat service's history. Cromer boasts many small local independent shops and restaurants and feels a little as though you have gone back in time.

On the other side of Overstrand is the charming Victorian seaside village of Mundesley. Set in another Area of Outstanding Natural Beauty, visitors enjoy breathtaking coastal walks on the Paston Way and the Norfolk Coast Path. Mundesley became popular with the Victorians after the opening of a railway in 1889.

National Trust lovers can enjoy Blickling Hall, Felbrigg Hall and Blakeney Point. Blickling Hall is a beautiful Jacobean mansion in 4,600 acres brimming with ancient yew hedges, stunning mature gardens, hiking and cycle routes.

Sheringham is another traditional seaside town. It was once an old fishing village and now boasts a Blue Flag beach, scenic walks along the picturesque promenade, pastel-painted beach huts, a theatre, museums, cafes, tea rooms, restaurants and many special events. There is a Viking Festival each winter, celebrating the town history and the Crab and Lobster Festival and Sheringham Carnival in the summer months. There is also a Steam Gala in the autumn, celebrating the heritage North Norfolk Railway which runs from Sheringham to Holt, through Kelling with awesome sea views along the way. The National Trust's Sheringham Park is a popular excursion with miles of hilly countryside covered with gorse and purple heather. Fantastic views can be found at the top of Beeston Bump, a large grassy hill 103 metres tall.

Further inland, Norwich is a wonderful city with its cathedral, unique shops and an exceptional gourmet dining scene. Its restaurants include the vegetarian Benedict's and Roger Hickmann's. Norwich also boasts many cosy pubs including The Fat Cat and St Andrew Brew House where delicious craft beers are made on the premises. Norwich Cathedral stands in all its majesty with the ancient beauty of stained glass windows, a booming organ and hushed cloisters. You can enjoy free guided tours and learn how the cathedral survived riot, war, plague and fire. There are peregrines that nest in the cathedral's spire. The observation point is manned by expert volunteers from



the Hawk and Owl Trust so that you can get a good view of them. The cathedral plays host to many reverent and impressive concerts and recitals throughout the year. Norwich also boasts dozens of churches from its medieval heyday, some of which have been repurposed into cultural and exhibition spaces such as the Norwich Arts Centre. The Forum is a huge glass edifice and the home of BBC Norwich as well as being a thriving library and boasting restaurants and a bustling cafe. Norwich's open-air market delights shoppers with traditional fruit and veg stalls alongside gourmet tea and coffee vendors, artisanal bakers and others.

Alternatively, for shopping you can head to the gorgeous Georgian market town of Holt. Holt is home to some excellent art galleries, antique and book shops, butchers, greengrocers, delicious eateries and a maze of 18th century Georgian buildings hiding in wonderful courtyards and alleyways.

The ever popular North Norfolk coast offers sensational beaches, big skies, superb gastronomy and a true sense of calm. As well as the beaches of Mundesley, Overstrand and Cromer, you will also enjoy exploring the fantastic beaches of Wells-next-the-Sea and Holkham, both backed by dunes, pine woods and nature trails. Wells enjoys a long row of attractive beach huts. Holkham's beach is totally unspoilt with a glorious semi-circle basin filling to form a spectacular shallow lagoon at high tide. The beach is famous for the closing scene in Gwyneth Paltrow's 'Shakespeare in Love'. The 25,000 acre Holkham Estate is rich in history, architecture and wildlife. Holkham Hall is the seat of the Earl of Leicester, an 18th century mansion still lived-in as well as open to visitors. There are six acres of walled garden, walking and cycling paths, lakes, deer, a tree top high ropes course with its swings, bridges and ziplines, rowing boats, canoes and kayaks on the lake and a woodland play area. The gorgeous seaside town of Wells-next-the-Sea boasts a family friendly feel with novelty shops, amusement arcades, gift shops and lots of fish and chips which can be eaten on the splendid quay wall while watching the boats at high tide. Wells' lovely leafy green 'The Buttlands' is home to several gastropubs. You can take the Wells to Walsingham Light Railway for an afternoon excursion.

Another must is a trip to see the seals off Blakeney Point. The famous, picturesque village of Blakeney offers a pretty harbour, fishmongers, butchers and galleries, gastropubs and its amazing landscape of marshes, sand hills and mud banks. Within this Area of Outstanding Natural Beauty, the Blakeney National Nature Reserve offers uninterrupted views of the coastline and you are very likely to spot migratory birds as well as the seals at Blakeney Point. Trips can be taken from Blakeney and Morston Quay to visit the seal colonies. The pups are born during November to early January with over two thousand seal pups being born each year. Just down the road is the enchanting artisan village of Cley-next-the-Sea with its iconic windmill, galleries, pottery, deli and smoked fish shop. The marshland was used for horse races up to the early

19th century as well as being a regular haunt for smugglers. The area is excellent for birdwatching so look out for ringed plovers, oystercatchers, brent geese and common teal. Norfolk Wildlife Trusts' Cley Marshes Visitors Centre offers a cafe as well as wonderful birdlife. Wighton is an ancient Norfolk village with a listing in the Domesday book. It is pretty, tranquil village, three miles from the sea and with a charming village pub. Also worth a visit is the fascinating village of Walsingham, famous for its religious shrines in honour of the Virgin Mary. It contains the ruins of two medieval monastic houses including the abbey which looks spectacular when the snowdrops are out.

You can also easily head for Wroxham and the Norfolk Broads. The Trinity Broads are three lakes that are found in the north eastern region of the Norfolk Broads. These are land locked and not connected to the main Norfolk Broads waterways. The Trinity Broads are comprised of Ormesby Broad, Rollesby Broad and Filby Broad. Fishing is very popular, there are a number of boardwalks, a wonderful waterside restaurant and pub and a sailing club. Locals often refer to the area of the main Norfolk Broads as 'Broadland'. The beautiful Rivers Yare, Ant, Waveney, Chet and Bure meander their leisurely way through Norfolk and Suffolk connecting beautiful inland lakes, creating waterways and wetlands that make up The Norfolk Broads. Wildlife is abundant and conservation has been very successful in reintroducing species such as otters and herons that struggled for some time to survive. To the eastern side of the Norfolk Broads, the sandy beaches and stunning coastline caress the Broads at Horsey Mere with the salt water of the North Sea coming within a hare's breathe of the the fresh water. Grey and common seals thrive on the shoreline. Guests love watching them at Horsey Gap. Boat hire on the Broads is very popular and an absolute must. Any visit to the Norfolk Broads really should include a visit to the bustling town of Wroxham, the hub of boating activity and a tourist mecca. It has everything, shopping, attractions, cafes, restaurants and beautiful local walks.

## Local Amenities

Nearest Airport	Norwich Airport (31.7 km)
Nearest Train Station	Roughton Road Station (4 km)
Nearest Village	Overstrand (100 m)
Nearest Town/City	Cromer (3.7 km)

Nearest Restaurant	<b>The Gangway - Coffee Shop &amp; Kitchen (450 m)</b>
Nearest Bar/Pub	<b>The White Horse (70 m)</b>
Nearest Supermarket	<b>Co op Food, Cromer (3.7 km)</b>
Nearest Beach	<b>Overstrand Beach (650 m)</b>
Nearest Golf	<b>Royal Cromer Golf Club (2 km)</b>
Nearest Tennis	<b>Cromer Lawn Tennis &amp; Squash Association (3 km)</b>

## What we love

- This fabulous 1960's holiday cottage has been beautifully renovated and refurbished to offer a wonderfully relaxing oasis of calm
- The cottage enjoys a fabulous position in Overstrand, a charming coastal village, with sensational, uninterrupted sea views
- There is so much to do from Overstrand Sea House including lazy beach days, visiting National Trust attractions, the Norfolk broads, delightful seaside resorts and exploring the fabulous, wild and breezy North Norfolk coast with its huge skies

## What you should know...

- Sorry but you are not allowed to take pets to Overstrand Sea House
- Children should be supervised in the garden at all times as the land leads down to the cliff edge once you are out of the enclosed garden
- One of the three bedrooms is a single



# Terms & Conditions

- Security deposit: No security deposit is required for booking this property
- Arrival time: 4:00 pm
- Departure time: 10:00 am
- Energy costs included?: Yes, included in the rental price
- Heating costs included?: Yes, included in the rental price
- Linen & towels included?: Yes, included in the rental price
- End of stay cleaning included?: Yes. However, guests are required to leave the accommodation clean, tidy and in the same condition as on their arrival. Any extra cleaning, laundry, maintenance and/or rubbish disposal required will be charged against the security deposit
- Internet access?: Wi-Fi internet access included
- Minimum stay: 3 nights. All other durations on request
- Changeover day: Flexible
- Pets welcome?: Not allowed
- Smoking Allowed?: Smoking & Vaping are not permitted
- Insurance: Guests are required to be in possession of a valid insurance policy, which covers them for cancellations, loss of personal belongings, personal liability and any accidental damage caused during their stay
- Other Ts and Cs: If you have young children, they should be supervised at all times in the garden, as the land leads down to the cliff edge once out of the enclosed garden