



39 Cromer Road, North Walsham

North Walsham



Minors & Brady

Unassuming from the outside yet richly rewarding within, this distinguished mid-19th-century home reveals itself as a place of substance, warmth and quiet luxury. Set proudly on one of North Walsham's most established roads, the house combines genuine period presence with the reassurance of thoughtful, high-quality renovation carried out over the last decade. Original detailing, generous ceiling heights and elegant proportions sit comfortably alongside modern comforts, creating rooms that feel both characterful and effortlessly liveable. Multiple reception spaces with log burners invite relaxed family living and memorable entertaining, while the beautifully designed kitchen and breakfast room forms a natural heart to the home. Upstairs, calm and well-balanced bedrooms, including two with en-suites, provide flexibility for family life, guests or home working without compromise. Outside, mature, landscaped gardens and part-walled boundaries offer privacy and a sense of permanence, complemented by extensive parking and an insulated double garage. Altogether, this is a refined and substantial home of quiet confidence, offering a rare blend of history, comfort and location that feels enduringly desirable rather than fleetingly fashionable.

- A confident mid-1800s detached home with real presence on Cromer Road, offering period gravitas and understated elegance
- Extensively renovated over the last decade, including a new roof in 2016, creating a home that feels both beautiful and reassuringly sound
- Original internal wooden doors with brass knobs retained throughout, giving a consistent and authentic thread of heritage from room to room
- High ceilings, decorative coving and generous proportions reflect true Victorian scale, delivering light and balance
- Multiple reception rooms with distinct character, enhanced by log burners that bring warmth, atmosphere and natural gathering points
- A refined kitchen and breakfast room with muted gloss cabinetry, excellent storage, wine space and generous worktops made for real living

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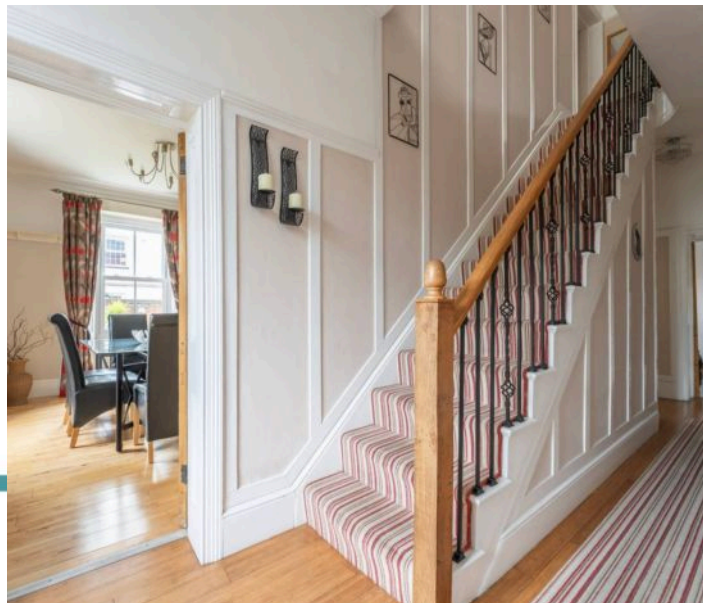
39 Cromer Road

The Location

Cromer Road is one of North Walsham's most established and well-known approaches, offering a setting that feels both refined and convenient on the edge of town. Lined with a mix of attractive residential homes and mature greenery, it provides a sense of arrival while remaining comfortably close to everyday amenities. The position allows residents to enjoy a quieter pace without feeling detached, making it particularly appealing to families and professionals seeking a well-balanced lifestyle.

North Walsham itself is a thriving market town with a strong local identity. The weekly market, independent shops, cafés, and traditional pubs create a lively yet welcoming atmosphere, while practical amenities such as supermarkets, schools, medical facilities, and leisure options, including the Victory Swim and Fitness Centre, are all easily accessible. The town's railway station offers regular services to Norwich and the North Norfolk coast, supporting both commuting and leisure travel, while the A149 and B1145 provide efficient road links throughout the region.

Beyond the town, the surrounding area adds to North Walsham's enduring appeal. Open countryside is close at hand for walking and cycling, and the well-regarded beaches of Mundesley and Happisburgh are just a short drive away, offering year-round coastal enjoyment. This combination of established residential character, strong community spirit, and access to both coast and countryside gives Cromer Road a quietly desirable and almost exclusive feel, setting it apart as a sought-after location within North Norfolk.



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Dating back to the mid-1800s, this striking detached residence carries the quiet confidence of an established home that has stood the test of time. Its position on Cromer Road gives it a real presence from the street, a house that naturally draws the eye without feeling ostentatious. Mature planting, part-walled boundaries and a well-considered frontage set the tone, offering a sense of privacy while still allowing the property to command attention as you arrive.

Over the last decade, the current owners have undertaken an extensive programme of renovation, carefully updating the house while respecting its origins. Practical improvements, including a new roof in 2016, have been addressed alongside cosmetic enhancements, ensuring the home feels reassuringly solid as well as beautifully presented.

Throughout, original internal wooden doors with brass knobs have been retained, adding a subtle but unmistakable sense of heritage that runs consistently from room to room.

Inside, the scale of the accommodation is immediately apparent. High ceilings, detailed coving and generous proportions reflect the home's 1850s roots, while thoughtful updates allow it to function effortlessly for modern living. Multiple reception rooms offer flexibility for both family life and entertaining, each with its own character. Log burners are positioned to bring warmth and atmosphere during the colder months, creating natural gathering points without overwhelming the spaces.



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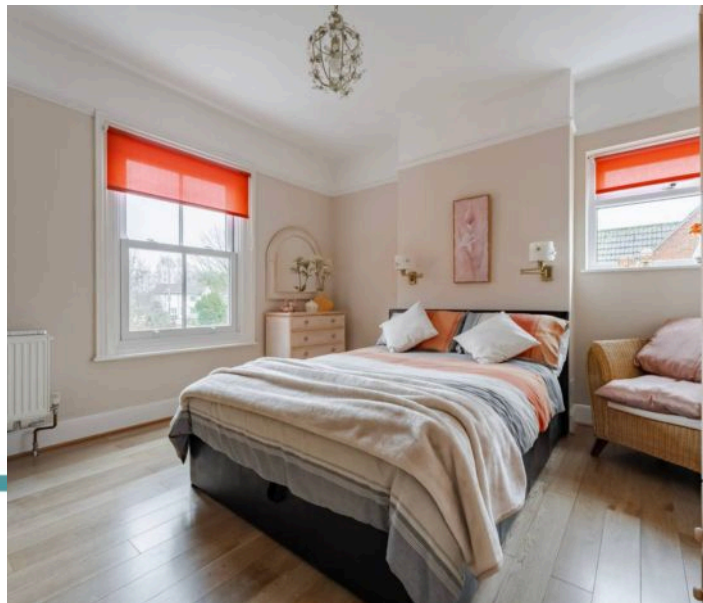
These rooms feel lived-in and welcoming rather than formal, making the house equally suited to everyday use or larger occasions.

The kitchen and breakfast room is a standout feature, combining understated luxury with excellent practicality. Finished in a muted gloss, the cabinetry feels elegant rather than showy, allowing the quality of the design to speak for itself. Storage has been particularly well planned, with ample cupboards, integrated wine storage and generous work surfaces that make the space as functional as it is attractive. It is a room designed to be used, for relaxed family meals and evenings spent cooking with friends and it connects seamlessly to the garden room beyond.

Upstairs, the bedrooms continue the sense of calm and proportion found throughout the house. Two benefit from en-suite facilities, while the remaining rooms are served by a well-appointed four-piece family bathroom with freestanding bath.

Each space feels considered, with period features sitting comfortably alongside modern finishes. The flexibility of the layout allows rooms to adapt easily as needs change, whether for additional bedrooms, dressing areas or home working.

Outside, the gardens are a real extension of the living space. Landscaped and thoughtfully arranged, they offer a variety of settings throughout the day. Part-walled boundaries and established planting provide privacy and structure, while lawns, patios and seating areas allow for both relaxation and entertaining.



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There is a sense that the gardens have evolved with the house rather than being imposed upon it, giving them a natural, settled feel.

Parking is another notable strength. A sweeping driveway provides extensive off-road parking, leading to the insulated double garage with power and lighting. Whether accommodating multiple vehicles, visitors, or simply the practicalities of family life, the space is generous and unobtrusive, reinforcing the overall ease of living here.

This is a home that offers far more than square footage alone. It delivers a lifestyle rooted in quality, history and comfort, a place where period character and modern convenience coexist naturally. Solid, refined and quietly impressive, it will appeal to those seeking a substantial family home with presence, privacy and a level of finish that reflects upper-tier pricing without unnecessary excess.

Agents Note

Sold Freehold

This property is connected to mains water, electricity, gas and drainage.



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Basement
506 sq.ft. (47.0 sq.m.) approx.

Ground Floor
1995 sq.ft. (185.3 sq.m.) approx.

1st Floor
1133 sq.ft. (105.3 sq.m.) approx.



TOTAL FLOOR AREA : 3634 sq.ft. (337.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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. 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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