



Holly Cottage Beach Road, Sea Palling

Norwich



Minors & Brady

Holly Cottage Beach Road

Sea Palling, Norwich

Pretty red brick exterior with a true cottage feel, just moments from the beach. Set within the coastal village of Sea Palling, this charming cottage has been thoughtfully presented as a relaxed seaside retreat close to the shoreline. Inside, the home combines traditional character with modern comfort, creating an easy and welcoming atmosphere throughout. The sitting room sits at the heart of the property, featuring rustic flooring, exposed beams, and a log burner that brings warmth and charm. The kitchen is light and well-planned, offering a practical space for cooking and everyday dining with a soft rural feel. A well-proportioned bedroom and neatly finished bathroom provide calm, comfortable accommodation ready to enjoy. Outside, a modest garden with patio and lawn offers a peaceful spot to unwind and take in the coastal setting.

- Charming red brick coastal cottage with strong traditional character
- Sought-after location in Sea Palling, just moments from the beach
- Cosy sitting room featuring exposed beams and rustic flooring
- Feature log burner, creating a warm and inviting focal point
- Modern yet rustic kitchen with soft rural styling and chrome finishes
- Space for dining within the kitchen for casual everyday meals
- Well-proportioned bedroom, ideal for a single or cosy double setup
- Neatly presented bathroom with a practical shower arrangement
- Pretty private garden with patio and lawn for outdoor relaxation
- Turnkey condition, ready for immediate move-in or holiday let use





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Holly Cottage Beach Road

Sea Palling, Norwich

The Location

Holly Cottage is located in the coastal village of Sea Palling on the Norfolk coast, offering a relaxed seaside setting with access to local amenities and nearby countryside. The village provides essential everyday conveniences, including the Sea Palling Village Store, which is within walking distance and suitable for basic groceries and daily necessities.

For dining and casual eating out, Sea Palling and surrounding villages offer a small selection of traditional pubs, cafés, and takeaway options, giving residents simple and convenient local choices without needing to travel far.

For families, nearby schooling includes Stalham Academy, located approximately 5 miles away, with additional primary and secondary education options available in North Walsham, around 12 miles from the village. The nearby town of Stalham is approximately a 10-minute drive (around 5 miles) and provides a wider range of services, including a Tesco Superstore, independent shops, cafés, and other everyday amenities.

For broader shopping, leisure, and transport connections, the city of Norwich is accessible via surrounding road networks such as the A149, offering extensive retail, cultural attractions, and rail links. One of the key features of Holly Cottage is its proximity to Sea Palling beach, which is within easy walking distance. The beach is known for its sandy shoreline, dunes, and coastal views, making it well-suited for walking, relaxation, and seaside activities.

The wider area also provides access to the Norfolk Broads, including nearby Hickling Broad, offering opportunities for walking, wildlife observation, and enjoying the natural environment.



M&B

Holly Cottage Beach Road

Sea Palling, Norwich

Beach Road, Sea Palling

A beautiful red brick cottage situated in the charming coastal village of Sea Palling, this delightful home offers a warm and characterful retreat just moments from the beach. Ideal as a holiday let or a permanent residence, the property combines traditional cottage charm with tasteful modern updates, making it perfectly suited for those seeking a relaxed coastal lifestyle.

The accommodation comprises a welcoming sitting room, kitchen, one bedroom, and a bathroom. The sitting room is a standout feature, offering brick-style flooring, overhead painted beams, and a cosy log burner that creates an inviting focal point for the space. A staircase ascends from the sitting room, enhancing the cottage feel and adding to the property's charm and practicality.

The kitchen has been thoughtfully designed with a modern finish while still embracing a rural aesthetic.

Soft light green tones are paired with chrome fixtures, creating a fresh and calming atmosphere. A ceramic-style sink adds character, and there is space for a small dining table, making it a functional and sociable area for everyday living or entertaining.

The bedroom is well-proportioned for a single or cosy double arrangement, offering a peaceful space to unwind. The bathroom includes a shower and is presented in a clean, practical style suitable for immediate use. The property is described as turnkey, allowing for a smooth and easy move-in experience.



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Externally, the cottage benefits from a pretty garden space, featuring a small patio area and lawn, ideal for enjoying the coastal air or outdoor dining during warmer months.

With the beach within close proximity, this home offers a rare opportunity to enjoy seaside living in a picturesque and characterful setting.

Agents Note

This property will be sold freehold and connected to mains water, electricity and drainage.



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Ground Floor

Approx. 27.2 sq. metres (293.1 sq. feet)



First Floor

Approx. 18.3 sq. metres (197.2 sq. feet)



Total area: approx. 45.5 sq. metres (490.3 sq. feet)

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 misstatement. 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.

Plan produced using PlanUp.

Dreaming of this home? Let's make it a *reality*.



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Your home, our market



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