



28 The Londs, Overstrand

Cromer



Minors & Brady

## 28 The Londs

### Overstrand, Cromer

A truly special coastal home, this enchanting brick-and-flint period cottage is steeped in history and perfectly positioned along one of Overstrand's most charming lanes. Dating back over two centuries, the property blends rich heritage with elegant, modern comfort just moments from the beach and cliff-top walks. Inside, the character shines through with original features, including fireplaces and a wonderfully cosy sitting room centred around a wood-burning stove. A bright kitchen and dining space opens onto the garden, complemented by a garden room and a stylish Crittall-style shower room on the ground floor. Upstairs, three charming bedrooms and a luxurious bathroom with roll-top bath complete the accommodation. Outside, a beautifully landscaped private garden and rare off-road parking for four cars make this an exceptional village home by the sea.

- Enchanting brick-and-flint period cottage rich in history and character
- Beautifully positioned on one of Overstrand's most picturesque lanes
- Just moments from the beach and scenic coastal walks
- Cosy sitting room with wood-burning stove, perfect for winter evenings
- Elegant interiors blending original features with modern comfort
- Bright kitchen/dining space opening onto the garden
- Stylish Crittall-style ground-floor shower room
- Three charming bedrooms, each with original fireplaces
- Luxurious family bathroom with classic roll-top bath
- Private landscaped rear garden and rare off-road parking for four vehicles





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### The Location

Set along an attractive stretch of the North Norfolk coastline, Overstrand is a picturesque seaside village located just a couple of miles east of the popular resort town of Cromer. Often referred to as the “village of millionaires” due to its grand Edwardian villas and historic appeal, Overstrand today offers a relaxed, friendly atmosphere with a strong sense of local identity and community spirit.

Despite its village size, Overstrand is well served with day-to-day amenities. These include a village shop and post office, primary school, public house, café, fish shop, and parish church, all contributing to the village’s self-contained and welcoming feel. The layout and scale of the village make it easy to get around on foot, while community events and local groups help foster a close-knit environment.

The surrounding area is ideal for those who enjoy an outdoor lifestyle. A network of coastal and countryside footpaths provides access to scenic walks with far-reaching views across farmland and along the clifftops, while the beach below the village offers a wide expanse of sand that is particularly appealing at low tide. The coastline here is known for being quieter than some neighbouring resorts, making it well suited to walking, dog owners, and those seeking a slower pace of life by the sea.

For a broader range of facilities, Cromer is conveniently close and easily reached by car or regular bus services. The town offers supermarkets and a variety of independent shops, along with primary and secondary schools, medical services including a GP surgery and hospital, and a selection of leisure attractions. Cromer’s pier, promenade, and golf club are well known locally, and the town also benefits from a railway station with direct services to Norwich and connections along the coast, providing practical transport links for commuting or days out without the need to rely on a car.



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Overstrand, Cromer

### The Londs, Overstrand

Tucked away along one of Overstrand's most picturesque and characterful lanes, this beautifully restored brick-and-flint period cottage offers a rare blend of heritage, comfort and coastal living. Believed to date back over two centuries, the property is rich in history and occupies a charming position within easy walking distance of the beach, clifftop walks and the heart of this much-loved village.

The setting is quintessentially coastal, with nearby village amenities including a shop, pub, cafés and the renowned Sea Marge Hotel, while the lane itself is lined with historic former fishermen's cottages that give the area its postcard appeal. Everything Overstrand is known for, fresh sea air, coastal walks and a strong sense of community, is right on the doorstep.

Inside, the cottage has been thoughtfully curated to retain its original character while offering everyday comfort. The sitting room is especially inviting, centred around a wood-burning stove that makes it a wonderfully cosy retreat during the winter months.

A bright and welcoming hallway leads through to a charming kitchen and dining area, which opens directly onto the garden and works beautifully for relaxed meals or entertaining. A separate garden room adds further flexibility and is currently used as a dining space, enjoying views of the garden throughout the seasons.

The ground floor is completed by a practical utility area and a stylish Crittall-style shower room, adding a contemporary contrast while remaining sympathetic to the cottage's period feel.



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Upstairs, three individual bedrooms showcase the home's heritage, each featuring original fireplaces that add warmth and character. The family bathroom is a standout feature, offering a classic roll-top bath and a sense of quiet luxury that perfectly suits the age of the property.

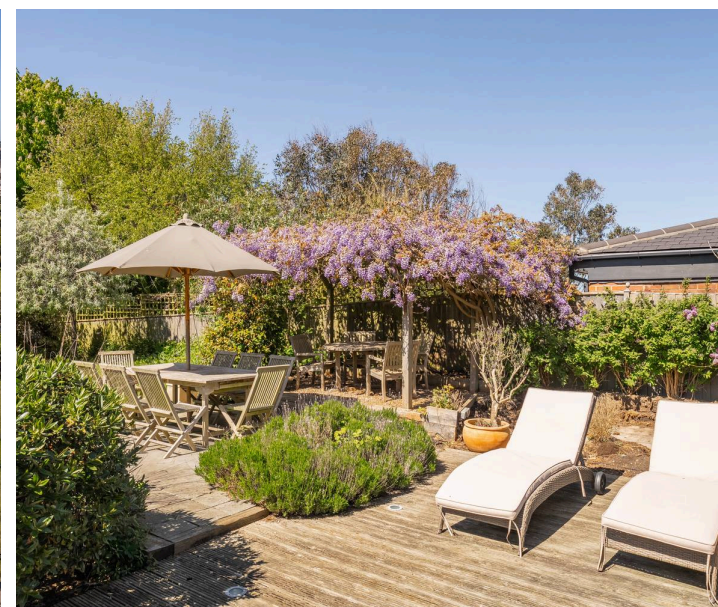
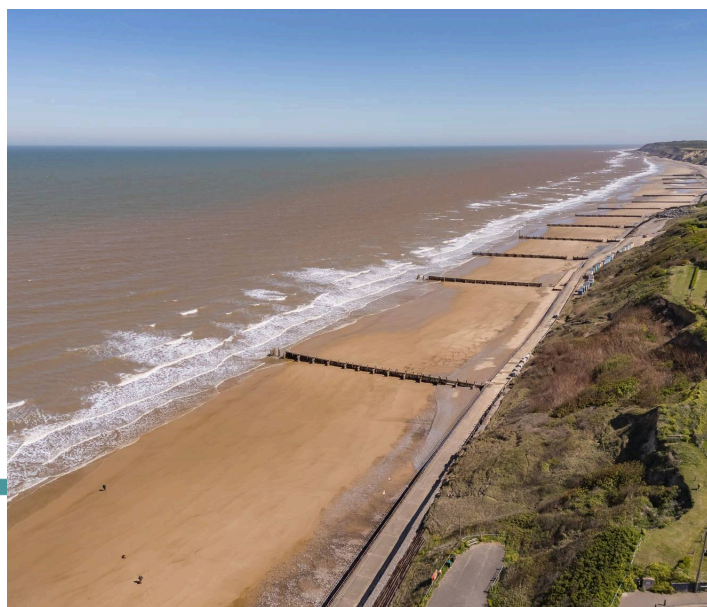
Outside, the rear garden is private and thoughtfully landscaped, creating a peaceful haven with lawned areas, mature planting and space to dine and relax outdoors. Subtle lighting allows the garden to be enjoyed into the evening.

Off-road parking for up to four vehicles is provided to the rear of the property, accessed via Cliff Road, an uncommon and valuable feature for this sought-after coastal location.

This is a home that offers far more than just accommodation; it provides a lifestyle rooted in history, comfort and the enduring charm of village life by the sea.

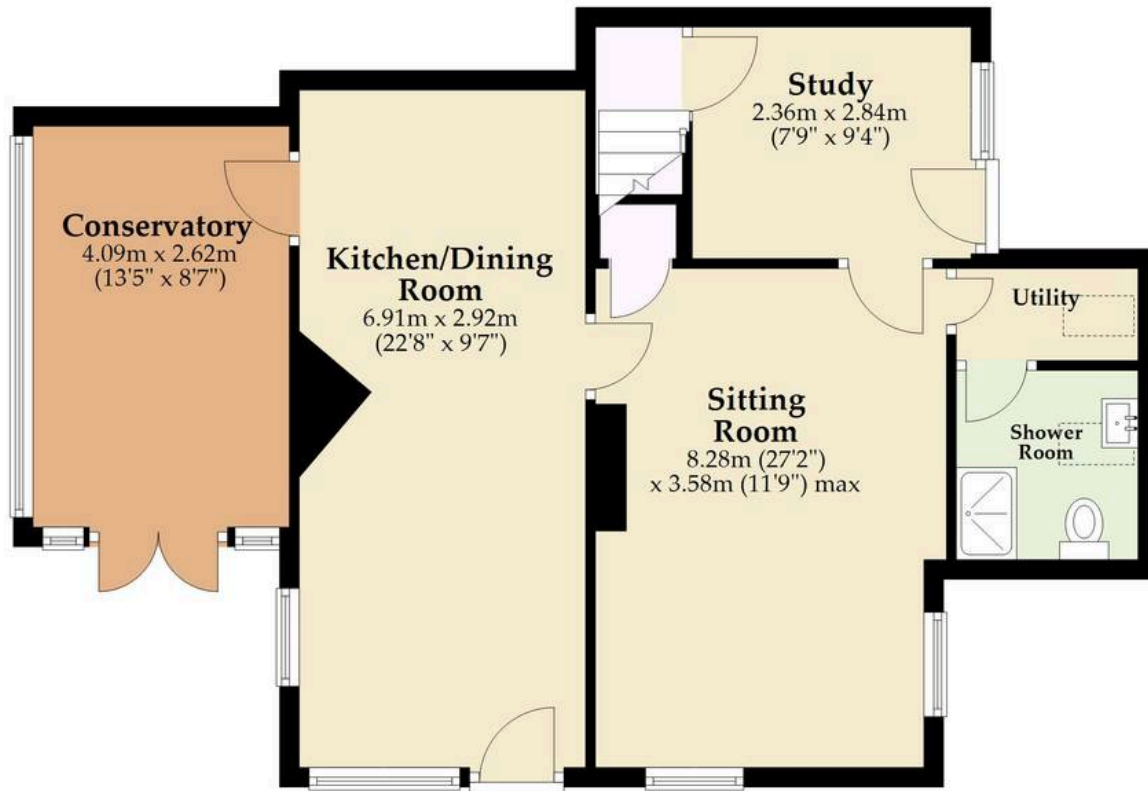
### Agents Note

This property will be sold freehold and connected to mains water, electricity, gas (underfloor) and drainage.



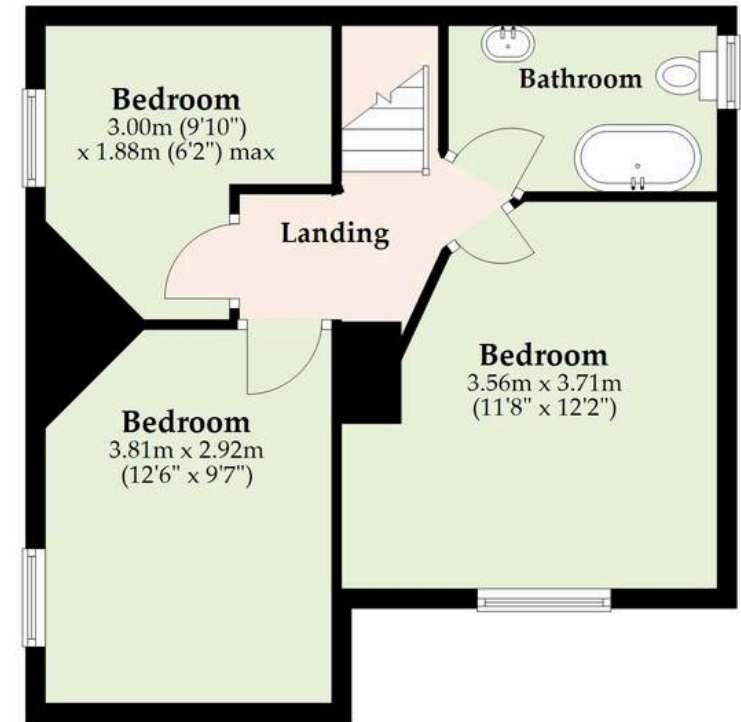
## Ground Floor

Approx. 70.6 sq. metres (760.0 sq. feet)



## First Floor

Approx. 39.6 sq. metres (426.0 sq. feet)



Total area: approx. 110.2 sq. metres (1186.0 sq. feet)

Sqft excludes hall, landing and garage.

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.

Plan produced using PlanUp.

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