



Minors & Brady
CAISTER-ON-SEA
FOR SALE

Rose Cottage Beach Road, Winterton-On-Sea

Great Yarmouth



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Rose Cottage Beach Road

Winterton-On-Sea, Great Yarmouth

Coastal charm, immaculate presentation, and income potential, this is a home that truly stands out. This beautifully maintained two-bedroom semi-detached cottage is offered chain free and is perfectly positioned just a short walk from the beach. Inside, the property offers deceptively spacious accommodation, including a generous lounge with a feature wood burner and a well-appointed kitchen with ample storage. Both bedrooms are well proportioned, complemented by a stylish bathroom with separate bath and shower. Outside, a private driveway provides valuable off-road parking, alongside a versatile outbuilding with excellent potential. Currently used as a successful holiday let, the property also presents an attractive opportunity for buyers seeking a coastal home with income potential.

- Immaculate two-bedroom semi-detached cottage
- Sought-after coastal location within walking distance to the beach
- Offered chain free for a smooth purchase
- Previously operated as a successful holiday let (£25,000+ income)
- Private driveway providing off-road parking
- Spacious lounge with feature bay window and wood burner
- Well-appointed kitchen with ample storage and built-in larder
- Stylish bathroom with panelled bath and separate shower cubicle
- Versatile outer building with potential for conversion (STP)
- Beautifully presented throughout, ready to move straight into





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The Location

Winterton-on-Sea is a coastal village located in Norfolk, England, on the North Sea coast. Situated about 10 miles northeast of Great Yarmouth, Winterton-on-Sea lies within the East Norfolk district. It is known for its long sandy beach, part of the Norfolk Coast Area of Outstanding Natural Beauty. The village has a rich history, with evidence of settlement dating back to medieval times.

It is a popular destination for tourists, particularly those interested in birdwatching, as the nearby Winterton Dunes are home to a wide variety of wildlife. The village also features a local primary school, a few pubs, and various small shops, serving both residents and visitors. Winterton-on-Sea enjoys a tranquil, rural atmosphere while being close enough to larger towns for convenient access to amenities.

Beach Road, Winterton-On-Sea

This immaculate two-bedroom semi-detached cottage presents a wonderful opportunity to acquire a beautifully maintained home in a highly sought-after coastal location, just a short walk from the beach. Offered chain free, the property combines charm and character with practical modern living, making it equally suited as a main residence, holiday retreat, or investment opportunity. Having previously been utilised as a successful holiday let, the property also offers the potential for an ongoing income stream.

Upon arrival, the cottage immediately impresses with its attractive frontage and the added benefit of a private driveway providing valuable off-road parking.



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Internally, the home is deceptively spacious, with a warm and inviting atmosphere that flows throughout. The kitchen is well-appointed, offering a range of wall and base units, ample workspace, and a built-in larder cupboard, while the layout provides plenty of room for everyday living. The lounge is a standout feature, offering generous proportions and a cosy yet bright environment. A bay window allows natural light to pour in, while a wood burner creates a welcoming focal point, perfect for relaxing evenings. Practical elements such as an understairs cupboard add to the functionality of the space.

Upstairs, the property offers two well-proportioned bedrooms, both thoughtfully presented. The principal bedroom benefits from a built-in wardrobe, providing useful storage, while both rooms enjoy good natural light. The bathroom is both stylish and well-equipped, featuring a panelled bath alongside a separate shower cubicle, offering flexibility for modern living.

Externally, the property continues to impress with a versatile outer building. This additional space presents an excellent opportunity for conversion into a utility room, home office, or studio, subject to any necessary consents, enhancing the overall appeal and usability of the home.

The location is a key highlight, with the beach just a short stroll away, allowing for easy access to coastal walks, fresh sea air, and the relaxed lifestyle that comes with living by the coast. Properties in this area are rarely available, and with its combination of presentation, practicality, and potential, this cottage represents a fantastic opportunity to secure a truly desirable home.

Agents Note

This property will be sold freehold and connected to oil-fired heating, mains water, electricity and drainage.



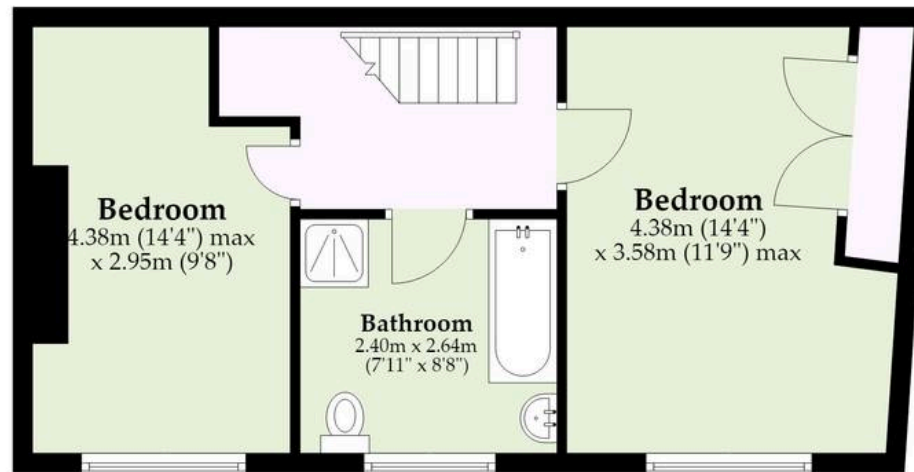
Ground Floor

Approx. 54.2 sq. metres (583.3 sq. feet)



First Floor

Approx. 40.2 sq. metres (433.0 sq. feet)



Total area: approx. 94.4 sq. metres (1016.3 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 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.

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



Meet *Sarah*
Senior Property Consultant



Meet *Dan*
Branch Partner



Meet *Lauren*
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