



18 St. Josephs Road, Sheringham
Minors & Brady



18 St. Josephs Road

Period charm, generous proportions and beautifully maintained gardens combine to create a truly special family home in one of Sheringham's most sought-after locations. Lovingly cared for over many years, the property is rich in character, showcasing exposed wooden beams, fireplaces in many of the rooms and an abundance of original features throughout. The spacious accommodation includes two reception rooms, a large kitchen with walk-in pantry, four bedrooms, a ground floor wet room and a first floor bathroom with separate WC. High ceilings and well-proportioned rooms create a wonderful sense of space, whilst offering exciting potential for sympathetic modernisation and personalisation. Outside, the mature front and rear gardens have been meticulously maintained, featuring lawned and terraced areas ideal for enjoying the peaceful surroundings. Further benefits include a detached garage, substantial loft space and a highly desirable position close to Sheringham's amenities and coastline.

- Sought-after position within the popular coastal town of Sheringham
- Characterful period home brimming with charm and original features
- Four well-proportioned bedrooms with versatile family accommodation
- Exposed wooden beams and feature fireplaces throughout much of the property
- Spacious lounge and separate dining room ideal for entertaining
- Large kitchen complete with a useful walk-in pantry
- Ground floor wet room alongside a first-floor bathroom and separate WC
- Beautifully maintained front and rear gardens with lawned and terraced areas
- Detached garage, excellent storage and substantial loft space
- Fantastic opportunity to sympathetically modernise and create a bespoke family home while retaining its heritage appeal





The Location

Situated within the heart of the ever-popular North Norfolk coastal town of Sheringham, this location offers an exceptional lifestyle opportunity, combining the charm of a traditional seaside town with a fantastic range of everyday amenities.

The bustling high street is a particular highlight, lined with a variety of independent shops, cafés, bakeries, delicatessens, traditional pubs and highly regarded restaurants. From cosy coffee spots and fresh seafood establishments to family-friendly dining venues and local favourites, Sheringham provides an impressive choice of food and drink options that can be enjoyed throughout the year. Regular markets and community events further add to the town's vibrant atmosphere.

For those who enjoy the outdoors, Sheringham offers an abundance of natural beauty right on the doorstep. The town's beach, promenade and picturesque seafront provide the perfect setting for leisurely walks, sea swims and enjoying the stunning North Norfolk coastline.

The location is equally well placed for discovering many of North Norfolk's most celebrated destinations. The neighbouring Georgian town of Holt offers an excellent range of boutique shops, galleries and eateries, while nearby coastal villages such as Weybourne, Cley-next-the-Sea and Blakeney are renowned for their natural beauty, wildlife and coastal charm. The famous Poppy Line heritage railway also runs through Sheringham, adding to the character and appeal of the area.

Despite its peaceful coastal setting, Sheringham benefits from excellent connectivity. The town's railway station provides direct services to Norwich, offering convenient access for commuters and visitors alike, whilst regular bus services connect the surrounding coastal towns and villages. This combination of stunning scenery, thriving local amenities, excellent dining options and strong transport links makes





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Sheringham a highly sought-after place to call home.

St. Josephs Road, Sheringham

Beautifully positioned on one of Sheringham's most sought-after roads, this charming and characterful four-bedroom home presents a rare opportunity to acquire a property that has been lovingly cared for over many years. Rich in period features and offering generous accommodation throughout, the home provides warmth, charm and tremendous potential for a new owner to carefully modernise and personalise while preserving its wonderful heritage.

Stepping inside, prospective purchasers are immediately welcomed by an inviting entrance hall that reflects the property's traditional character. High ceilings, original features and exposed wooden beams found throughout much of the home create an atmosphere that is both welcoming and full of personality.

The principal reception rooms are particularly impressive, comprising a spacious lounge and separate dining room, both generous in size and perfectly suited to everyday family living, entertaining guests or simply relaxing.

Fireplaces feature within many of the rooms, adding further charm and serving as attractive focal points that celebrate the property's period origins.



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The kitchen occupies a practical and well-proportioned space within the home, benefitting from an adjoining walk-in pantry that enhances both storage and functionality. While well maintained and perfectly serviceable, the kitchen also offers excellent scope for those wishing to introduce more contemporary styling and create a bespoke culinary space tailored to modern family life.

The accommodation continues to impress on the first floor, where four well-sized bedrooms are arranged around a central landing. The bedrooms offer flexibility for families, visiting guests, hobbies or home working requirements, whilst retaining many of the attractive features found throughout the property.

A family bathroom serves the first floor, complemented by a separate WC, while the ground floor benefits from a large wet room and shower facility, providing convenience and practicality for a variety of lifestyles.

One of the property's standout features is the feeling of space throughout. The generously proportioned rooms, high ceilings and traditional layout create an abundance of natural light and a wonderful flow between living areas. In addition, the property boasts a substantial loft space, offering excellent storage and further potential subject to any necessary consents.



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Outside, the property continues to shine. The gardens have been exceptionally well cared for and clearly enjoyed by the current owners over many years. To both the front and rear, attractive lawned areas are complemented by established planting and terraced seating spaces, creating ideal spots for outdoor dining, entertaining or simply enjoying the peaceful surroundings. The gardens provide a wonderful sense of privacy and maturity, reflecting the same level of care and attention found throughout the home itself.

Further enhancing the practicality of the property is a detached garage, offering secure parking, workshop potential or additional storage, alongside further off-road parking opportunities.

This is a home that has clearly been cherished, offering character, comfort and a wealth of original features that are increasingly difficult to find. With exposed wooden beams, fireplaces, generous room sizes and beautifully maintained gardens, it provides an exceptional opportunity to acquire a delightful period residence.

Equally, for buyers looking to create a forever home, there is considerable scope to sympathetically update and enhance the property over time, blending modern convenience with the wealth of charm and history already present. The result is a truly special home that has brought much joy to its owners and is ready to begin its next chapter.

Agent's Note

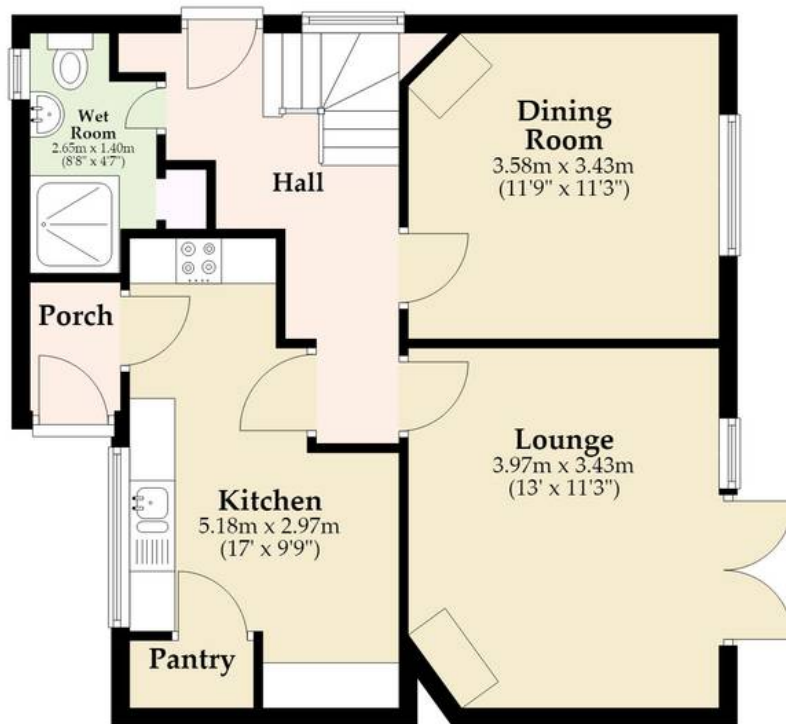
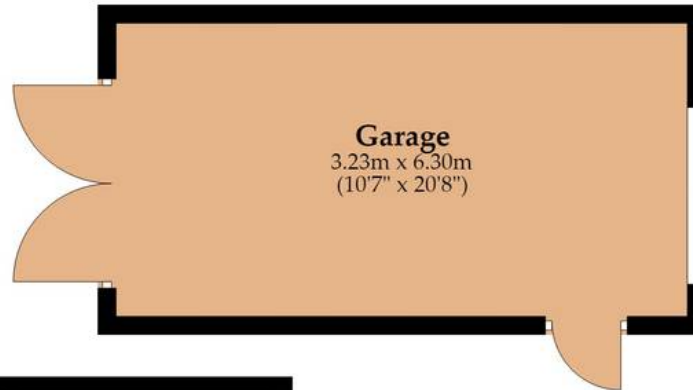
This property will be sold freehold and connected to mains water, electricity, gas and drainage.



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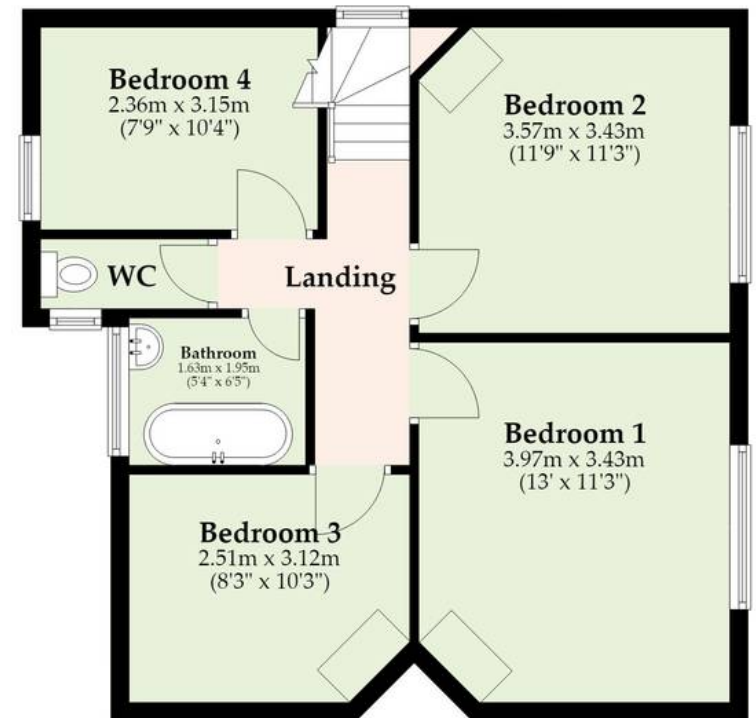
Ground Floor

Approx. 72.8 sq. metres (784.0 sq. feet)



First Floor

Approx. 52.3 sq. metres (563.5 sq. feet)



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Total area: approx. 125.2 sq. metres (1347.5 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.

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