

11 St. Margarets Lane, Cromer

Minors & Brady

11 St. Margarets Lane

Cromer

A character-filled coastal home just moments from the beach and town centre, offering charm, versatility and the rare benefit of off-road parking. Beautifully blending period features with modern comforts, the property boasts a cosy wood-burning stove, a spacious kitchen/dining room and two generous bedrooms. A versatile loft room provides valuable additional space for home working, hobbies or occasional guest accommodation. The cellar offers further flexibility and storage potential, adding to the practicality of the home. Whether as a permanent residence, seaside retreat or holiday let investment, this is a fantastic opportunity to enjoy the very best of Cromer living.

- Characterful coastal home positioned just moments from Cromer's beach, famous pier and bustling town centre
- Spacious sitting room featuring a charming wood-burning stove, creating a warm and inviting focal point
- Generous kitchen/dining room with integrated appliances, excellent storage and ample entertaining space
- Two well-proportioned first-floor bedrooms, including a principal bedroom with built-in wardrobes
- Versatile loft room offering excellent potential as a home office, hobby room or occasional guest accommodation
- Stylish family bathroom designed to complement the property's period charm and character
- Useful cellar providing valuable storage space and potential for a variety of future uses, subject to permissions
- Private off-road parking, a highly sought-after feature in such a central Cromer location

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The Location

Ideally positioned within a well-established residential area of Cromer, this location offers a fantastic balance of convenience and coastal living. A range of everyday amenities can be found nearby, including schools, local shops, supermarkets and transport links, making it well suited to families, professionals and retirees alike.

Cromer is one of North Norfolk's most celebrated seaside towns, renowned for its Victorian charm, vibrant community and stunning coastline. The town centre offers an excellent selection of independent boutiques, cafés, restaurants and traditional pubs, alongside larger supermarkets and essential services.

Cromer's iconic pier remains a focal point of the town, hosting year-round entertainment and providing spectacular sea views, while the wide sandy beach is perfect for coastal walks, relaxation and family days out.

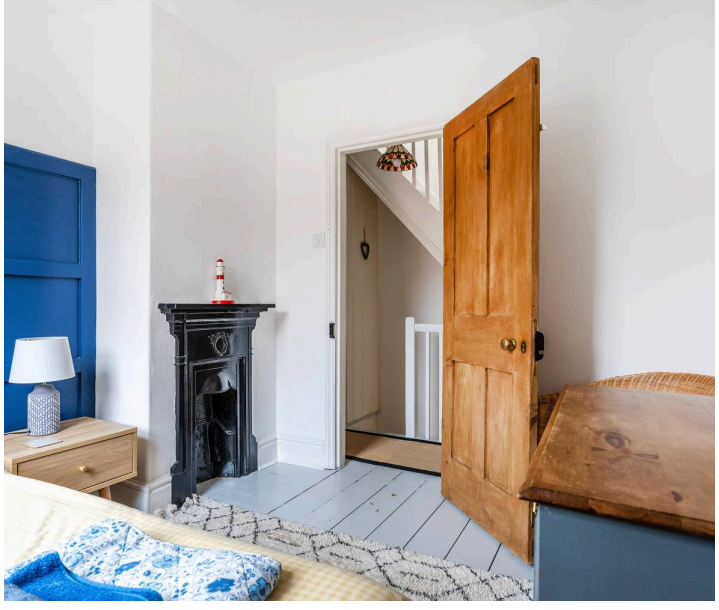
The area is also well known for its outdoor lifestyle, with scenic cliff-top walks, access to the Norfolk Coast Path and beautiful surrounding countryside all close at hand.

For leisure enthusiasts, Cromer Golf Club enjoys a spectacular clifftop setting, while a variety of sports clubs, open green spaces and coastal attractions contribute to the town's enduring appeal. Rail services from Cromer provide connections to Norwich and beyond, further enhancing the convenience of this sought-after North Norfolk location.

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The principal bedroom benefits from built-in wardrobes and enjoys plenty of natural light, while the second bedroom offers equally flexible accommodation for family members, guests or home working. The bathroom has been sympathetically designed to complement the character of the property whilst providing all the comforts expected of modern living.

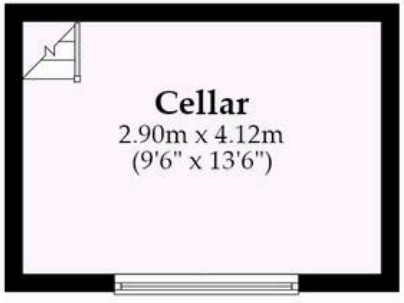
Occupying the second floor, the loft room provides a particularly versatile space and is full of character. Ideal as a home office, hobby room, creative workspace or occasional guest accommodation, it offers excellent flexibility to suit a variety of lifestyles. Buyers should note that any use as a third bedroom would be subject to any necessary consents and regulations.

A notable feature of the property is the cellar, which offers valuable additional storage and exciting potential for a variety of future uses, subject to any necessary consents. Whether utilised as a hobby space, workshop, storage area or further accommodation, it provides flexibility that is increasingly difficult to find within town-centre properties.

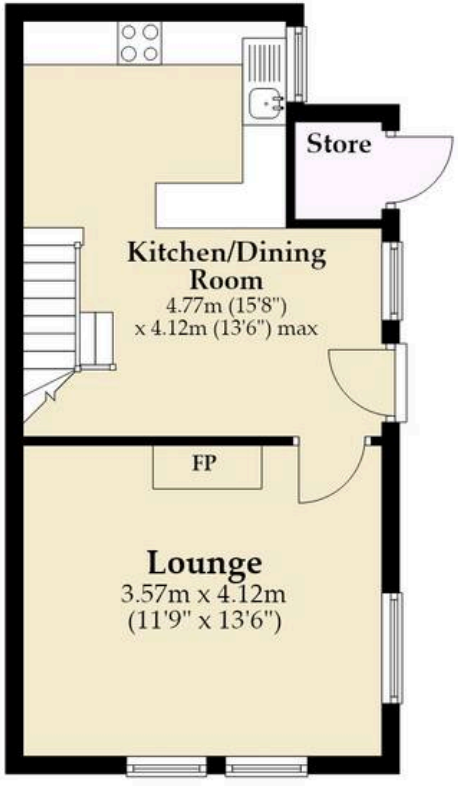
Outside, the property continues to impress with the benefit of private off-road parking, a highly desirable feature in such a central coastal location. Attractive planting enhances the frontage, while a brick-built shed provides useful external storage for bicycles, tools or beach equipment.

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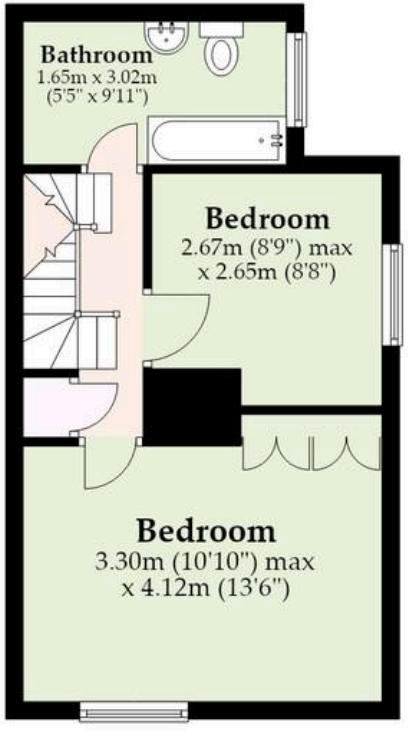
Cellar
Approx. 12.0 sq. metres (128.9 sq. feet)



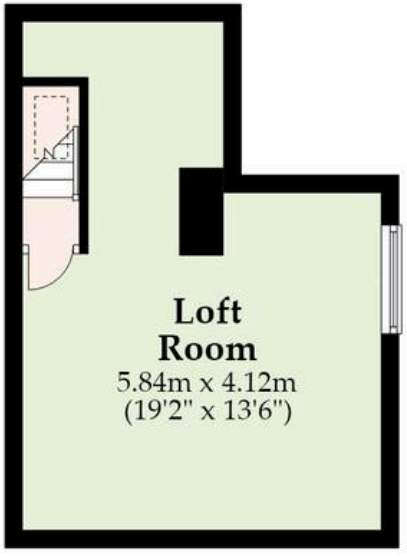
Ground Floor
Approx. 33.5 sq. metres (361.1 sq. feet)



First Floor
Approx. 30.3 sq. metres (326.1 sq. feet)



Second Floor
Approx. 20.5 sq. metres (221.1 sq. feet)



Total area: approx. 96.4 sq. metres (1037.2 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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