



Priory Cottages

Unique Lifestyle Location

Set in the sought-after unspoilt area overlooking Beeston Common and close to the coast, Priory Cottages offer a rare opportunity to buy a new home at the heart of the town.

A collection of just four 3 bedroom properties, these beautifully crafted and characterful homes reflect the charm and uniqueness of the parish.

Coastal Charm

Priory Cottages are well placed for exploring the stunning north Norfolk coastline. From countryside walking paths through designated areas of natural beauty to wildlife reserves and sweeping sandy beaches, Sheringham offers access to an array of distinctive landscapes that North Norfolk is so proudly famed for.

The ruins of St. Mary's Priory, from where the cottages get their name, can be found a short stroll away while a sweeping, sandy beach equally as dramatic and compelling is only a 10minute walk from your new home.





Unique Location

The beaches are within a few hundred yards from your door step. Watch the local fishing boats bring in their daily catch and walk along the promenade where you will find eclectic pieces of locally commissioned artwork to enjoy.

This popular town offers an ensemble of pubs, restaurants, tea rooms and interesting independent shops to explore at your leisure as well as majestic walks in the National Trust's Sheringham Park. From a bustling town to coastal walks and cycling paths, sea fishing or golf at Sheringham's cliff-top golf club, there is plentiful choice to keep you busy whatever your pace of life.

Plot 1

Computer Generated Image



Dimensions

Living/Diner: 5798mm x 4704mm | 19' x 15'4"

Kitchen: 5235mm x 3400mm | 17'2" x 11'1"

Master Bedroom: 5235mm (max) x 3234mm (max) | 15'2" (max) x 10'6" (max)

Bedroom 2: 3150mm x 2821mm | 10'3" x 9'2"

Bedroom 3: 2973mm x 2611mm | 9'7" x 8'6"

Ground Floor



First Floor



The computer generated images, floor plans, configurations and layouts are included for guidance only. The properties may vary in terms of elevational design details and materials used. Please refer to current drawings with your Sales Consultant.

Plot 2

Computer Generated Image



Dimensions

Living: 3250mm x 5798mm | 10'7" x 19'

Kitchen/Diner: 4598mm x 3400mm | 15'1" x 11'1"

Utility: 3725mm x 1898mm | 12'2" x 6'2"

Master Bedroom: 4459mm x 3411mm | 14'6" x 11'2"

Bedroom 2: 3725mm x 3098mm | 12'2" x 10'2"

Bedroom 3: 3152mm x 3129mm | 10'3" x 10'2"

Study: 1982mm x 1760mm | 6'5" x 5'8"

Ground Floor



First Floor



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Specification

Kitchens

- Shaker style kitchens
- Laminate worktops with a tiled splashback above the worktops
- Bosch gas hob and electric single with extractor above
- Bosch integrated fridge freezer
- Bosch integrated dishwasher
- Integrated washer/dryer to plots 1, 2 and 3 only
- Freestanding tumble dryer and washing machine to Utility Room of plot 2
- Ceramic floor tiles

Bathroom & En-Suites

- Contemporary high quality sanitary ware
- Grohe/Hansgrohe taps
- Grohe/Hansgrohe thermostatic showers
- Fully tiled shower enclosure
- Ceramic floor tiles
- Dual fuel towel rails to bathrooms

Heating

- Veissmann system boiler with compatible water cylinder
- Under floor heating to ground floors and radiators to first floors, zoned separately

Finishes

- Walls – painted white
- Ceilings – painted white
- Woodwork – painted white
- Polished chrome door furniture

General

- Exteriors - are a mix of handmade red bricks & locally sourced flint
- Render - brick detailing to verges, gables and window/door surrounds
- Hand-made clay roof tiles
- Timber windows and external doors
- Guttering and downpipes are black aluminium
- Seeded lawns to front and rear

Options*

- Woodburners are optional to the living rooms
- Floor finishes to the remaining areas are optional
- Electrical socket upgrade
- Kitchen upgrades

*All available subject to agreement with the developer.

Specification is for guidance only and is subject to change during the construction process at developers discretion, please refer to your sales representative for plot specific details.

Plot 2

Computer Generated Image



Dimensions

Living: 3250mm x 5798mm | 10'7" x 19'

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Ground Floor



First Floor



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Plot 3 & 4(h)

Computer Generated Image



Dimensions

Living/Diner: 4211mm (max) x 6813mm (max) | 13'8" (max) x 22'3"

Kitchen: 3500mm x 3311mm | 11'5" x 10'9"

Master Bedroom: 4624mm (max) x 3242mm (max) | 15'2" (max) x 10'6" (max)

Bedroom 2: 4624mm (max) x 3242mm (max) | 15'2" (max) x 10'6" (max)

Bedroom 3: 3500mm x 3311mm | 11'5" x 10'9"

Ground Floor

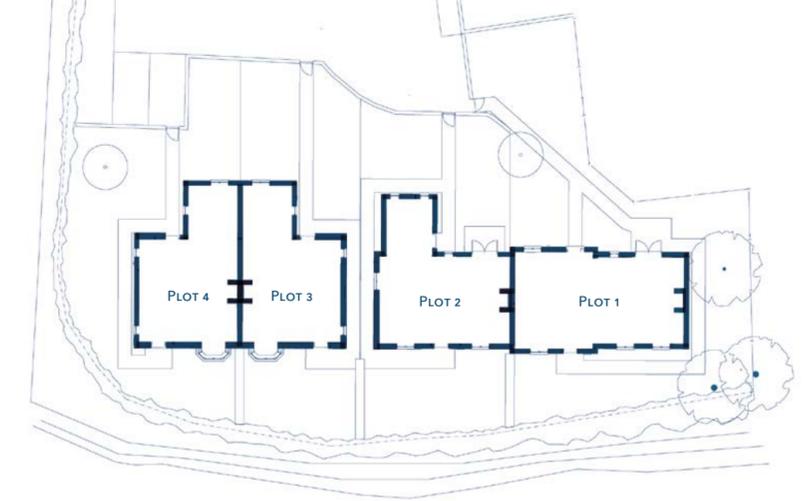


First Floor

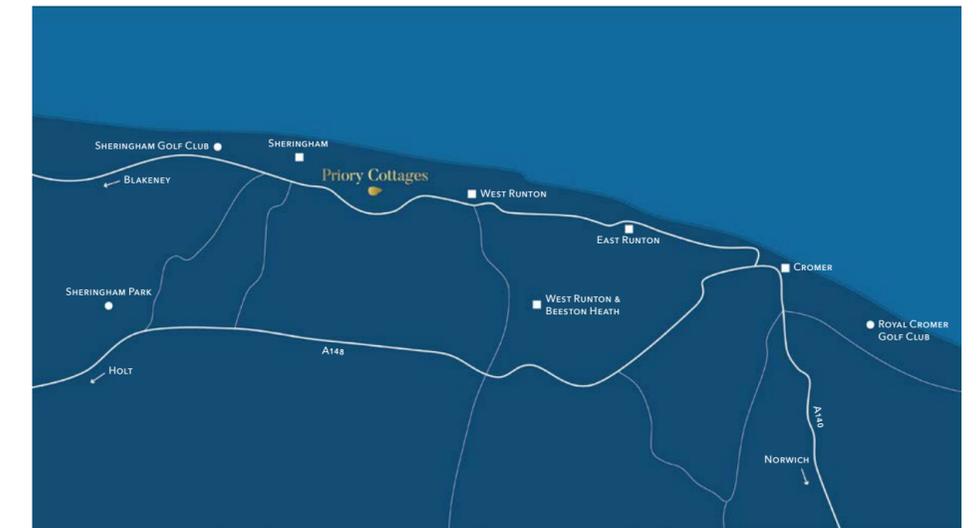


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Site Plan



Map



Travel times

By Car

Sheringham: 5 minutes
 Fakenham: 34 minutes
 Cromer: 10 minutes
 Wells-next-to-the-Sea: 37 minutes
 Blakeney: 20 minutes
 Norwich: 54 minutes

By Train (from Sheringham)

Cromer: 12 minutes
 Holt: 21 minutes
 Norwich: 1hr 5 minutes

Map not to scale.

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