

# Keys | Holidays

part of Arnolds | Keys

2017



A SELECTION OF SEASIDE AND COUNTRY PROPERTIES FOR SELF CATERING HOLIDAYS IN NORTH NORFOLK





# The beauty of North Norfolk

**NORTH NORFOLK** is well-known for its spectacular coastline, diverse wildlife, miles of glorious beaches, quaint seaside villages and a beautiful hinterland of rolling countryside and picturesque market towns and villages.

Discover a landscape of tidal marshes, creeks, shingle spits, and extensive sandy beaches providing the opportunity for sightseeing, water sports, bird watching, country walks and plenty of family fun.

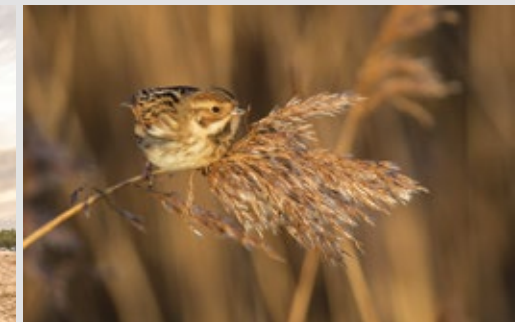
Places on our 'to visit' list...

**Holkham Estate** includes an elegant 18th century Palladian style house surrounded by rolling parkland with boat hire on Holkham lake. Children can enjoy the woodland adventure play area featuring a high level walkways, rope ladders and fun zip wire.

**Cromer** – enjoying a clifftop setting and famous for the Cromer Crab, a fresh brown crab which you can find in many establishments throughout the town. To work off your lunch, while away some time strolling along the Victorian pier which stretches 150 metres into the sea.

**Holt** – a traditional market town which is a haven for artists, photographers and walkers. It has become a destination for discerning visitors looking for independent shops but just a short walk away is Holt Country Park with its 100 acres of woodland, picnic areas, nature trails and adventure playground.

**Peddars Way and Norfolk Coast Path** – taking you through fantastic scenery including a Roman Road, the unique Brecks, low cliffs and extensive sandy beaches and dunes this trail offers something for everyone from a gentle stroll to a 93 mile (150Km) walk.



# About Us










Situated on the North Norfolk Coast, in a designated area of outstanding natural beauty, our holiday properties are ideally placed to explore beautiful beaches, coastal paths and the surrounding countryside that the county has to offer.

Our selection of furnished holiday properties in North Norfolk are perfect for those who want to combine the freedom of self-catering holidays, with the comforts of home. Whether you fancy a cosy cottage retreat for two or somewhere for a family get together we have the property to suit your requirements in locations across Norfolk.

Keys Holidays have been based in North Norfolk for over 40 years and are proud to boast a selection of properties that cater for every holiday need.

So that you can easily identify if the property is right for you we have included icons for quick reference. The key is below:

## KEY

-  Bed linen included
-  Dishwasher
-  Parking
-  Pet friendly
-  Sea Views
-  Towels included
-  Tumble dryer
-  Washing machine
-  WiFi



## Select and book online today

For your next holiday, choose from convenient North Norfolk locations that include: Sheringham, Cromer and Mundesley. We pride ourselves on offering a personal service and hope to match you with the best property to suit your needs. Please let us know if you are looking for something particular or if you have any special requirements so we can make your holiday in North Norfolk as pleasurable and memorable as possible.

Our holiday properties are available all year round. Check availability and book online at [keysholidays.co.uk](http://keysholidays.co.uk) alternatively give us a call on **01263 823010** or email us [info@keysholidays.co.uk](mailto:info@keysholidays.co.uk) the booking dates you are interested in reserving.

All our properties have a changeover day of SATURDAY, unless otherwise stated.

We look forward to welcoming you to one of our beautiful holiday properties soon.

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# Alymerton

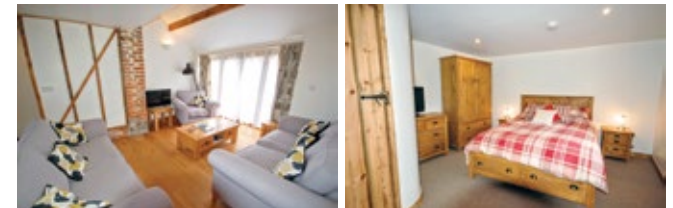
Situated in the breath taking North Norfolk countryside, Alymerton is a small village, approximately 2.5 miles from both Cromer and Sheringham and adjoining West Runton which is on the coast of North Norfolk. The village falls within the Norfolk Coast an area of Outstanding Natural Beauty.

The north is bounded by National Trust lands comprising of West Runton and Beeston Regis Heaths, much loved by cyclists and walkers, and offering extensive views over the North Sea.



Alymerton

7 nights | £695 - £995



## Street Farm Barn

NR11 8AA

This charming, attractively presented barn conversion is in the heart of Alymerton. Extensively and recently refurbished, the owners have created a contemporary, well equipped and cosy retreat. With only a short drive to traditional coastal towns of Sheringham, Cromer and Holt there are plenty of boutiques to explore, galleries to get lost in and outside activities to get absorbed in. Being so close to the glorious North Norfolk Coastline and Felbrigg Hall allows for those blustery coastal walks, and offers extensive cycle routes. This property provides a great base for all the family to enjoy a fantastic holiday.

**Sleeps 6:** The accommodation offers three bedrooms: two double rooms (one is a ground floor bedroom with ensuite), and one twin room. Bathroom located on the first floor with claw foot bath and additional cloakroom downstairs. Open plan living - lounge with TV and DVD player. Kitchen with induction range cooker, fridge/freezer, washing machine, dishwasher and microwave. Lawned garden. Off-road Parking. Sorry, no pets. **Location:** beach 10 min drive and Cromer is an 8-minute drive.







For more information, please contact us on [01263 823010](tel:01263823010) | [info@keysholidays.co.uk](mailto:info@keysholidays.co.uk) or visit us at [keysholidays.co.uk](http://keysholidays.co.uk)



# Cromer

With the motto 'Gem of the Norfolk Coast' Cromer has always been an extremely popular seaside town, famous for the Cromer Crab.

Cromer has always been a pleasurable spot for all age groups to visit throughout the year with a number of attractions including the RNLI Henry Blogg Lifeboat Museum, Cromer Museum, The Amazonia Zoo and miles of Cliff Walks along the coastline.

Cromer also has a mainline rail service to Norwich which links directly to London, Liverpool Street.

The National Trust Felbrigg Hall and Gardens are just 4 miles from Cromer and are open to the public the majority of the year. Being one of East Anglia's most elegant country homes it is certainly worth a visit.



Cromer

7 nights | £650 - £1125



Broughton House

NR27 0AD

This spacious family home provides a great holiday retreat to discover the wonders of Cromer. With all the activities surrounding Cromer Pier, go karting and quirky seaside shops, this could be an action packed holiday. However, return to the relaxing gardens and living space of Broughton House to escape reality and really unwind.

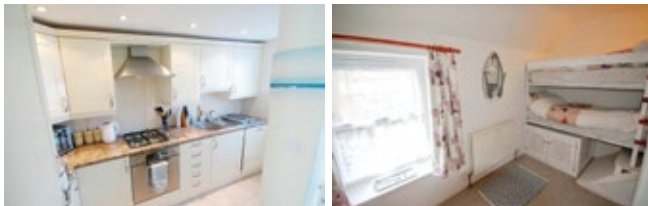
**Sleeps 8:** The accommodation offers four bedrooms: three double bedrooms and one twin room. Bathroom with shower over bath and additional WC on the first floor with further shower room on the ground floor. Two sitting rooms, one with a TV. Dining room, conservatory and kitchen with electric cooker, fridge/freezer, washing machine and microwave. Sorry, no pets. **Location:** beach 1.4 km, pubs and shops a 15-minute stroll.





## Cromer

7 nights | £370 - £560



### 9 Canada Road

NR27 9AH

Modern living and close to all the amenities Cromer has to offer, this property is fantastic for a seaside getaway. There is a lounge/diner leading to an enclosed patio at the rear of the property allowing you to relax as the evening sets in.

**Sleeps 4:** The accommodation offers two bedrooms: one double bedroom and one twin room. Family bathroom with shower over bath and additional WC downstairs. Open plan living. Lounge with TV and DVD player. Kitchen with gas hob and electric cooker, fridge/freezer, dishwasher, washing machine and microwave. Outside there is an enclosed, patio area to the rear of the property with seating. There is also a balcony to the front of the house through twin room. Sorry, no pets. **Location:** beach 450 metres, pubs and shops a 3-minute stroll.



## Cromer

7 nights | £370 - £560



### 14 East Cliff

NR27 9HA

Two bed apartment with a sea view that is only a stone's throw from the beach, this is a much loved seaside escape which has been recently renovated. Perfect to accommodate up to four adults and near to the fun and excitement of Cromer Pier. Access to the apartment is up a flight of external stairs so this property may not be suitable for people with mobility problems.

**Sleeps 4:** The accommodation offers two double bedrooms; both offering sea views. Shower room with WC. Lounge with TV and DVD player. Open plan kitchen, living and dining area. Kitchen with gas hob and electric cooker, fridge/freezer, washing machine and breakfast bar. Outside there is a terrace overlooking the sea. Sorry, no pets. **Location:** beach 10 metres, pubs and shops in Cromer a 2-minute stroll.



## Cromer

7 nights | £200 - £395



### 103 Kings Chalet Park

NR27 0DJ

Light and airy accommodation with a pleasant outlook, this property has an open plan kitchen and living area and there is direct access from the rear of the site onto the fantastic cliff walks which will take you directly into the town centre and all amenities. Double bedroom and twin room with 2ft 6ins beds, perfect for children.

**Sleeps 4:** The accommodation offers two bedrooms: one double bedroom and one twin, with 2ft 6 ins beds, suitable more for children. Bathroom with a shower over small bath. Open plan kitchen / living / dining room, with TV and DVD player. Kitchen with an electric cooker, fridge/freezer and microwave. Outside is a shared grass areas. Amenities: electric and electric heating by a £1 meter. Accepts a small pet. **Location:** beach 900 metres, pubs and shops a 15-minute stroll.



# East Runton

This lovely seaside village is situated just over a mile to the town of Cromer and has a number of public houses, cafes, places to eat as well as a convenience store and newsagent. With the sandy beaches and being a few yard from the high street and the village green, East Runton is a great location for those who want everything close by.



# Kelling Heath

This award winning site certainly has a unique environment with facilities for the young and old to enjoy. With a number of designated walks and trails and wildlife to spot along the way, it is easy to see why Kelling Heath is so popular. Kelling Heath Holiday Park sits 1 mile south of the coastal village of Weybourne and is 4 miles equidistant from the towns of Holt and Sheringham. The park itself is set among acres of woodland and heath, has an indoor and outdoor swimming pool, tennis courts, eco gym and adventure playground. It has lots of organised entertainment, a bar, restaurant and village store most of which is centred around the sociable village square.

The North Norfolk Steam Railway that operates between Holt and Sheringham stops at Kelling Heath.



# Mundesley

Entered into the Domesday Book in 1085, Mundesley is proud to be able to boast having one of only four Blue Flag beaches in Norfolk. Along with a number of public houses, butchers, convenience store, florist, chemist and craft stores set along winding lanes, this is a popular resort throughout the holiday period. Mundesley Golf Club is a great place to enjoy panoramic views over the surrounding rolling countryside.





## East Runton

7 nights | £510 - £720



### Walma

NR27 9PF

This lovely family home in East Runton is situated in a quiet, largely undiscovered area of the village, yet an easy walk to the beach. With modern, comfortable living and gardens this is a perfect base from which to explore the North Norfolk Coastline.

**Sleeps 6:** The accommodation offers three bedrooms: two double bedrooms (one of which is a ground floor bedroom) with a twin room located upstairs. Bathroom located downstairs with shower over bath. Open plan lounge and dining room. Additional television room with TV and DVD player. Kitchen with electric cooker, fridge and microwave and washing machine. Off-road parking. Pets considered. **Location:** beach 650m drive and Cromer is an 9-minute drive.



## Kelling Heath

7 nights | £425 - £650



### Plot 170a Kelling Heath

NR25 7HW

Close to the historic Georgian town of Holt, and nestling in the beautiful surroundings of Kelling Heath, is this modern holiday home set in its own private plot. Being in a delightful woodland setting, this holiday home is a great base to get fully absorbed in country living and explore North Norfolk's best kept secrets. With plenty of activities on the doorstep and a great location, this is a great holiday home for all the family to get one on one with nature.

**Sleeps 4:** The accommodation offers two bedrooms: one double bedroom with 'Jack and Jill' shower room and one double bedroom with ensuite bathroom. Open plan lounge/diner/kitchen with TV, DVD player, seven ring gas range cooker, washing machine, fridge/freezer. Outside there is a raised decked terrace. 1 small dog @ £20.00 per week. **Location:** 5-minute drive to Weybourne



## Mundesley

7 nights | £150 - £275



### White Lodge

NR11 8AT

With the town only a short away and the beach only 600m, this chalet is in a prime location for a quiet, relaxing seaside holiday. There is plenty to do locally with excellent cycling, walking, birdwatching, fishing and golf, meaning that you will be spoilt for things to do from this chalet. Mundesley offers a wonderful sandy Blue Flag Award beach with brightly coloured beach huts, and quaint cottages, many of which are built in local flint stone.

**Sleeps 4:** The accommodation offers two bedrooms: one double and one bunk bed room. Shower room with shower cubicle and separate WC, plus wash hand basin. Lounge/diner with TV and DVD player. Kitchen with electric cooker, fridge with freezer compartment, and microwave. Electricity and Heating by a £1 slot meter. Sorry, no pets. **Location:** beach 600 metres, pubs and shops a 8-minute stroll.





# Sheringham

Little do people know but Sheringham is the only place in England where the sun rises and sets over the sea!

If you are looking to just pitch up, relax and unwind then this traditional fisherman's town is ideal for you where the friendly atmosphere is second to none.

A small fishing boat fleet is regularly launched from West Cliff and the beaches have yet again been awarded a European Blue Flag for their cleanliness with the town itself offering plenty of shops, watering holes and cafes. There are of course ample ice-cream parlours and chip shops within the town.

The Mo Museum is a must visit, to discover the history of the town as told through the local residents. The Poppy Line Steam Railway runs from the station at Sheringham along the coast to Weybourne and Holt.



## Sheringham

7 nights | £355 - £350



### 1 Driftway Court

NR26 8LT

1 Driftway Court is a well-appointed ground floor apartment, featuring open plan living / dining room, leading onto its own courtyard where one can enjoy the summer sunshine. Visitors have easy access to the sea front, popular shops and quaint places for a bite to eat, yet, this apartment is positioned a short distance from the hustle and bustle of the main high-street in those busy summer months.

**Sleeps 4:** The accommodation offers two bedrooms, one double and one twin room. Bathroom with electric shower over bath. Lounge with TV, DVD and Blu-ray Player and Free-Sat. Kitchen with electric cooker, fridge and freezer and microwave. Outside is a small paved area. Gas Heating £20 per week. Allocated parking space Sorry, no pets. **Location:** beach 200 metres, pubs and shops a 4-minute stroll. Children over 12 years welcome.



## Sheringham

7 nights | £340 - £520



### 1a Marriott's Way

NR26 8RJ

This ground floor apartment is ideally set within the town, close to the Poppy Line North Norfolk Railway, with local shops, pubs and restaurants just around the corner. Come and enjoy this ground floor apartment that your dog can enjoy too. With its own courtyard garden and parking at the back of the property.

**Sleeps 4:** The accommodation offers two bedrooms: one double and one twin with 2ft 6ins beds, ideal for children. Shower room with WC and hand basin. Open plan lounge / dining room. Lounge with TV and DVD player. Kitchen with electric cooker, gas hob, fridge, freezer, microwave and washing machine. Outside is a shingled (not enclosed) courtyard. Well behaved pets are welcome. **Location:** coast 650m and pubs and shops a 5-minute walk. Very close to the traditional steam railway.



## Sheringham

7 nights | £390 - £590



### 2 Augusta Court

NR26 8AH

This new build style house lies tucked away off the main street in Sheringham, with only a five minute walk to the sea and all amenities. 2 Augusta Court offers a mix of modern comforts, along with a courtyard to enjoy a good read or a glass of something nice in the evening sun!

**Sleeps 4:** The accommodation offers two bedrooms: one cosy double and one twin room. Bathroom with shower attachment over bath. Lounge with TV and DVD. Kitchen with electric oven, fridge/freezer, washing machine and microwave. Outside is an enclosed patio to the side of the property. Sorry, no pets. **Location:** beach 400 metres, pubs and shops a 3-minute stroll.





## Sheringham

7 nights | £260 - £360



### 2 Museum Cottage

NR26 8SE

This newly refurbished cottage is sure to provide a cosy, romantic retreat in the heart of Sheringham on the North Norfolk coast. In a quaint spot, yet yards away from the hustle and bustle of the main high street, the location is hard to beat. With a cosy open plan kitchen, dining and living space, this property would be perfect to enjoy an evening stroll down to the promenade or a cosy night snuggled down with your loved one.

**Sleeps 2:** The accommodation offers one double bedroom with an en-suite shower room. Open plan living, dining and kitchen area. Lounge with TV and DVD player. Kitchen with electric cooker, fridge with freezer compartment and microwave. Small paved area in front along the terraced cottages. One small dog allowed. **Location:** beach 350 metres, pubs and shops a 2-minute stroll.



## Sheringham

7 nights | £260 - £350



### 5 Museum Cottage

NR26 8SE

A real hidden gem, this great little bolthole for two is perfect for a seaside get away. Tucked behind the main high street, it is at the centre of all the delights Sheringham has to offer.

**Sleeps 2:** The accommodation offers one galleried twin bedroom. One upstairs shower room, with WC and wash basin. Open plan living, dining and kitchen area with TV and DVD. Kitchenette: with electric cooker, fridge/freezer and microwave. A hire service is available for bed linen (please bring your own towels). Sorry, no pets. **Location:** beach 350 metres, pubs and shops a 2-minute stroll.

## Sheringham

7 nights | £485 - £705



### 2 Old Dairy Court

NR11 8AA

This attractive modern holiday home is toasty and warm in the winter and filled with sunshine in the summer, an ideal place to come relax, chill out and unwind throughout the year. Perfectly located being adjacent to the high street yet still quiet and private with a wonderful courtyard and raised lawned garden to enjoy the summer sun.

**Sleeps 4 - 6:** The accommodation offers two bedrooms: one double bedroom with king-size bed and one twin room upstairs, with a double sofa bed available downstairs. Bathroom: situated upstairs with shower attachment over bath. Plus, additional WC downstairs. Lounge: with TV and DVD. Kitchen/Diner: with gas hob and electric oven, fridge/freezer, dishwasher and washing machine. Outside: enclosed, patio to the rear of the property with seating and lawned garden. Amenities: bed linen and towels included. Sorry, no pets. **Location:** beach 400 metres, pubs and shops a 2-minute stroll.





## Sheringham

7 nights | £380 - £575



### 3 The Promenade

NR26 8LS

A room with a view, just for two! With an uninterrupted view over the Promenade and out to sea, this fully equipped ground floor apartment is a great place to unwind and relax. This comfortable apartment has a quiet reading room to the rear and a lounge to front with unbroken views over the beach and sea.

**Sleeps 2:** The accommodation offers one double bedroom. Shower room with WC. Lounge with TV and DVD player. Kitchen with gas hob and electric cooker, fridge/freezer, washer/dryer and microwave. The apartment also offers a comfortable reading room to the rear. Outside is a small paved area to the front with a bench. Sorry, no pets. **Location:** beach straight in front of the property, pubs and shops are moments away.



## Sheringham

7 nights | £370 - £570



### 3 Victoria Court

NR26 8DJ

A light and airy first floor apartment with a view of the sea yet only yards from the town. The open plan lounge / diner is a comfortable and sociable room with a view towards the sea and putting green.

**Sleeps 4:** The accommodation offers two bedrooms: one double bedroom and one twin bedroom. Bathroom with electric shower over bath and WC. Lounge with TV and DVD player. Kitchen with gas hob and electric cooker, fridge, dishwasher, washer/dryer and microwave. Travel cot available. Sorry, no pets. **Location:** beach 10 metres, pubs and shops a 10-minute stroll.



## Sheringham

7 nights | £355 - £550



### 4 Driftway Court

NR26 8LT

Beautifully presented spacious and light second floor apartment ideally located just half a minute from the beach and within easy walking distance of the town centre. Holiday accommodation for up to four guests plus a baby.

**Sleeps 4:** The accommodation offers two bedrooms: one double and one twin room. One bathroom, with shower over the bath. Lounge with smart TV and Blu-ray player. Kitchen with electric cooker, coffee machine, ironing board and iron, fridge/freezer, washing machine, dishwasher and microwave. Secure garaged parking with room for storage of bikes and surfboards. Travel cot and highchair available. Sorry, no pets. **Location:** beach 240 metres, pubs and shops a 5-minute stroll.





## Sheringham

7 nights | £355 - £550



### 5 Driftway Court

NR26 8LT

This light and airy apartment, is filled with an abundance of sunshine in the summer and golden sunsets in the winter. With views of the sea, you can escape to this historical town, where there is much to explore from the very doorstep in this part of North Norfolk.

**Sleeps 4:** This second floor apartment offers two bedrooms: one double and one twin room. Bathroom, with shower attachment over bath. Lounge/Diner with Smart TV and DVD player. Kitchen: with electric hob and cooker, fridge/freezer, washing machine and microwave. Gas Central Heating £20 per week. Sorry, no pets or children under 7 years of age. Off road Parking. **Location:** beach 240 metres, pubs and shops a 5-minute stroll.



## Sheringham

7 nights | £520 - £750



### 5 St Austin's Grove

NR26 8DF

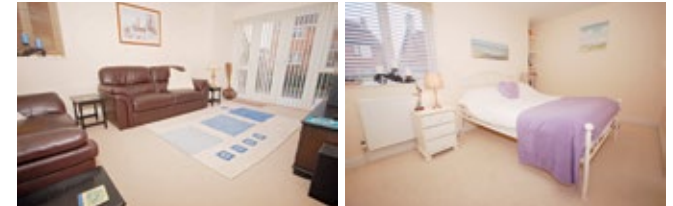
A very well appointed home located in a quiet residential cul-de-sac yet within a short walk of the town. With traditional features and modern furnishings this sociable home would be suitable in all seasons for the family to enjoy. Depending where the sun is, relax in the front or rear garden.

**Sleeps 5:** The accommodation offers three bedrooms: one double bedroom, one twin bedroom and one single bedroom. Bathroom with electric shower over bath and additional WC downstairs. Lounge with TV and DVD player. Kitchen with gas hob and electric oven, fridge and freezer and microwave. Outside there is a rear garden consisting mainly of lawn. Also a small paved area to front with seating. Sorry, no pets. **Location:** beach 600 metres, pubs and shops a 10-minute stroll.



## Sheringham

7 nights | £425 - £645



### 7 Kings Court

NR26 8FB

This superb ground floor apartment situated in Kings Court, built in 2013, is a fantastic space to make the most out of your stay in Sheringham. With its own private courtyard and separate dining room it provides ample room for a family of four. It is only yards from the sea front and only a short stroll to the town, allowing time for both a quick shopping fix and some time to think whilst talking in that fresh, salty sea air!

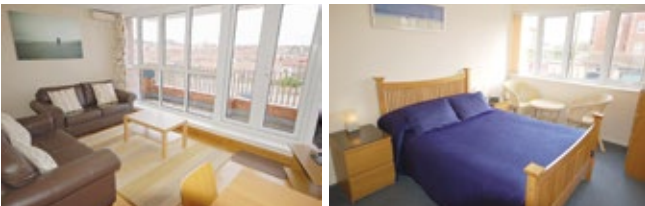
**Sleeps 4:** The accommodation offers two bedrooms: one double bedroom (en-suite) and one twin room. Family bathroom. Sitting room with TV and DVD player and patio doors leading onto the patio. Kitchen with electric cooker, fridge/freezer, washing machine and microwave. Outside there is a patio area to the front of the property with seating. Sorry, no pets. **Location:** beach 250 metres, pubs and shops a 7-minute stroll.





## Sheringham

7 nights | £355 - £550



### 8 Vista Court

NR26 8BN

Recently refurbished with a great panoramic view from the balcony and the sofa! You are minutes away from having your toes in the sand. With one spacious double bedroom it is a perfect place for a romantic getaway, or a family trip to enjoy the North Norfolk Coastline.

**Sleeps 4:** The accommodation offers two bedrooms, one double and one small twin room, containing 2ft 6ins beds. Bathroom with electric shower over bath. Lounge with sea view and TV and DVD. Kitchen with electric cooker, fridge/freezer, dishwasher, washing machine and microwave. Electricity is run by £1 meter slots. Outside balcony area. Travel cot and highchair available. Sorry, no parking or pets. **Location:** beach 100m, pubs and shops a 5-minute stroll.



## Sheringham

7 nights | £370 - £580



### 10 Vista Court

NR26 8BN

Having pleasant views towards the town and sea this first floor apartment is perfectly situated for all the amenities and attractions Sheringham has to offer. One king size bedroom and twin bedroom with 2ft 6ins beds, perfect for a family retreat.

**Sleeps 4:** The accommodation offers two bedrooms: one double king bedroom and one twin bedroom with 2ft 6ins beds. Bathroom with a shower over bath. Lounge with TV and DVD player. Kitchen with electric cooker, fridge/freezer, washing machine and microwave. Outside is a balcony with sea views. Covered parking. Sorry, no pets. **Location:** beach 100 metres, pubs and shops a 5-minute stroll.



## Sheringham

7 nights | £380 - £595



### 12 Vista Court

NR26 8BN

12 Vista Court is a top floor apartment with fantastic views over the town and far reaching views out to sea toward Blakeney Point and Cley. Positioned less than 100 metres from the beach and a 5 minute stroll into town, it is very well located for all Sheringham has to offer, to include the Little Theatre, swimming pool and steam railway. Enjoy an early morning stroll to the beach in the summer to a late afternoon fish and chips listening to the waves crashing the shore.

**Sleeps 4:** The accommodation offers two bedrooms: one double bedroom and second bedroom with two 2ft 6ins beds, one of which can also be used as a sofa. Bathroom with a shower over bath. Lounge with TV and DVD player. Kitchen with electric cooker, fridge, washing machine and microwave. Outside is a balcony with sea views. Covered parking. Sorry, no pets. **Location:** beach 100 metres, pubs and shops a 5-minute stroll.





## Sheringham

7 nights | £625 - £950



### 30 Cliff Road

NR26 8BJ

A beautiful traditional flint terraced house set over three floors within easy walking distance of the beach and town centre. With flexible accommodation to suit two families or even an elderly relative as the ground floor can be used as an annexe. The accommodation can be rented separately or as a whole and has total flexibility with both floors having access to a kitchen and shower/bathroom.

**Sleeps 7 - 9:** The accommodation offers four bedrooms: two double rooms, one twin and one single with an additional double sofa bed in the ground floor living room. The ground floor benefits from being self-contained and includes a kitchen, shower room, double bedroom and sitting room. The first floor offers a second, full equipped kitchen with a dishwasher and a lounge with TV and DVD player. The further bedrooms are arranged over the first and second floors. Outside is an enclosed, shingle/patio area to the rear of the property. There is a parking space for a small car at the front of the property. Sorry, no pets. **Location:** beach 350 metres, pubs and shops a 5-minute stroll.



## Sheringham

7 nights | £390 - £585



### 53 Childs Way

NR26 8AA

A cosy, well presented property that sleep four with all modern amenities that is equipped for all seasons. The property has been renovated to high standards with a conservatory leading to an enclosed garden which can be used for alfresco dining during the fabulous summer and the starry nights.

**Sleeps 4:** The accommodation offers two double bedrooms. Bathroom with a shower over bath and an additional WC downstairs. Lounge, with TV and DVD player. Kitchen, with gas hob and electric cooker, fridge/freezer, dishwasher and microwave. Outside is an enclosed, patio area to the rear of the property with seating. Furthermore, there is garaged parking to the rear of the property. Sorry, no pets. **Location:** beach 1.5 km, pubs and shops a 15-minute stroll.



## Sheringham

7 nights | £495 - £795



### Anchor Cottage

NR26 8DX

In a premier position for accessing all the delights Sheringham has to offer, Anchor cottage is a newly refurbished, reverse level house. Tucked away behind the high street, it offers en-suite shower rooms to all three bedrooms, spacious, sociable open plan kitchen, dining and living area, making it an ideal property for families or a group of friends to enjoy a great holiday.

**Sleeps 6:** The accommodation offers three bedrooms: two double and one twin room all with en-suites, situated downstairs. Open plan living. Lounge situated upstairs with TV and DVD player. Kitchen situated upstairs with gas hob and electric cooker, fridge and freezer and microwave. Washing machine downstairs also. Outside is an enclosed, roof terrace with seating and gas BBQ. Sorry, no pets. Parking for one average sized car. **Location:** beach 170 metres, pubs and shops a minute's stroll.





## Sheringham

7 nights | £425 - £650



### Annie's

NR26 8RF

Situated in the heart of Sheringham, this delightful cottage is oozing character and charm. From the front door take a stroll down to the promenade or venture to the cliffs for beautiful walks and for the opportunity to breath in that fresh, salty sea breeze. With Annie's being only a stone's throw away from popular shops and places to eat, it ticks all the boxes especially with its traditional stone floors, a free standing bath and countless antiques, this cottage will not disappoint.

**Sleeps 5:** The accommodation offers three bedrooms: two double bedrooms and one single. Bathroom with roll top bath and shower cubicle. There is an additional WC downstairs. Lounge with TV and DVD player. Kitchen with electric cooker, fridge, washing machine and microwave. Outside is an enclosed patio area to the rear of the property with seating. Sorry, no parking. Pets accepted. **Location:** beach 400 metres, pubs and shops are a short stroll away.



## Sheringham

7 nights | £695 - £995



### Ashley Cottage

NR26 8EH

This property ticks all the boxes, with its great location, quirky characteristics, spacious and sociable living area, Ashley Cottage is a perfect setting for a memorable escape to the North Norfolk coast. Best of all, your pampered pooch can come along too!

**Sleeps 8:** The accommodation offers five bedrooms: one double bedroom, one twin, two singles, and a bunk bedroom. Family Bathroom with bath and separate shower cubicle on the top floor with an additional ground floor shower room and WC on the first floor. Large sitting room situated on the ground floor with TV and DVD player. Dining room. Kitchen/Breakfast room with electric cooker, fridge/freezer, dishwasher and microwave. Pets allowed for £20 per week, per pet. Parking for a car to the rear of the cottage, (the access is tight so if you have any queries please ask). **Location:** beach 250 metres, pubs and shops a 2-minute stroll.



## Sheringham

7 nights | £415 - £625



### Beck Cottage

NR26 8ES

This delightful semi-detached property is in a quiet position in the town of Sheringham on the North Norfolk coast. There are numerous walks from its fantastic location on Beeston Common to the centre of town, the sandy beaches or inland to Sheringham's National Park to view all its seasonal highlights. This beautifully presented and well-kept cottage is a welcome holiday haven all year around.

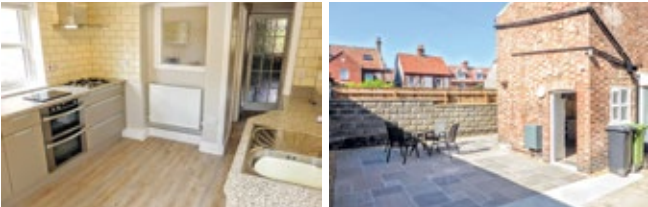
**Sleeps 4:** The accommodation offers two bedrooms: one double bedroom and one twin. Bathroom with power shower over bath, WC and wash basin. Lounge with TV and DVD player. Kitchen/Diner with gas hob and electric oven, microwave, fridge, dishwasher, washing machine. Outside there is a patio area to the rear of the property with garden furniture. Sorry, no pets. **Location:** beach 700 metres, pubs and shops a 11-minute stroll.





## Sheringham

7 nights | £690 - £995



### Beulah House

NR26 8JZ

A spacious and beautiful contemporary home, equipped to a high standard in a quiet location close to Sheringham. Only a 3-minute walk to the sandy beaches, this property provides a great base for a very special memorable family week away. Stylish and charming the owners have created a modern, contemporary retreat.

**Sleeps 5-7:** The accommodation offers three bedrooms: one bedroom with a king size bed and an additional single bed which has a pull out bed under that, one twin and one single room. Bathroom situated on the first floor with roll top bath and shower cubicle, WC and wash basin. Plus, additional WC on the first floor. Spacious dining room. Lounge with TV and DVD player. Kitchen with gas hob and electric cooker, fridge/freezer, dishwasher, washing machine and microwave. Driveway parking. Sorry, no pets. **Location:** beach 220 metres, pubs and shops a 5-minute stroll.



## Sheringham

7 nights | £335 - £500



### Branthan Cottage

NR26 8ER

This individual, unique flint cottage, lies tucked away off Beeston Road, close to the town centre. Cosy and warm, this property is a premier position to explore all Sheringham has to offer.

**Sleeps 4:** The accommodation offers two bedrooms: one double bedroom and bunk bedroom with the option of using a double futon instead. Bathroom with shower attachment over bath, WC and wash basin. Lounge/diner with TV and DVD player. Kitchen with electric hob and oven, microwave, larder fridge and washing machine. Outside is a small courtyard with garden table and chairs. One well behaved dog welcome £15.00 per week. **Location:** beach 3-minutes, shops 2-minutes.



## Sheringham

7 nights | £415 - £630



### Canary Cottage

NR26 8EU

This delightful cottage located in the quiet and peaceful area of Beeston Common is within walking distance of the town and beach. There are numerous walks from its fantastic location to the centre of town, the sandy beaches or inland to Sheringham's National Park to view all its seasonal highlights. This beautifully presented and well-kept cottage is a welcome holiday haven all year around.

**Sleeps 4:** The accommodation offers two bedrooms: one double and one twin. Bathroom with shower over bath, WC and wash basin. Lounge with TV, DVD player, SKY box and piano. Dining room with TV and video. Kitchen with gas hob and electric oven, microwave, fridge with freezer compartment, washing machine. Outside is an enclosed rear garden with garden furniture. Bed linen and towels are included. Pets considered @ £10.00 per pet, per week. **Location:** beach 1.1km metres, pubs and shops a 14-minute stroll.





## Sheringham

7 nights | £425 - £650



### Cockleshell Cottage

NR26 8BG

Cockleshell Cottage is a traditional flint fisherman's cottage, located in an enviable position at the end of a pretty row of two other terraced seaside properties, situated only yards from the sea. Guests can look forward to the warmest of welcomes at this beautiful cottage, as options are endless to make the most of this characterful property.

**Sleeps 3 - 4:** The accommodation offers two bedrooms: one double bedroom and one single, with the ability to pull out another bed to make a double. Shower room situated downstairs, with shower cubicle and WC. Lounge with Sky TV and DVD player. Garden room with dining table and benches, this room opens out to the courtyard. Kitchen with gas hob and electric cooker, fridge/freezer, washer/dryer and microwave. Outside is an enclosed patio area to the rear of the property with seating. Also small paved area to front with a bench. Sorry, no pets. **Location:** beach 20 metres, pubs and shops 1-minute stroll.



## Sheringham

7 nights | £425 - £650



### Flat 1, 9 North Street

NR26 8LW

This very good sized, well presented ground floor apartment is located within a much sought after area in the town. The property is very comfortable and well equipped with a secluded garden to relax and enjoy the summer sun in. With the town centre and sea only a short walk away, the location is hard to beat.

**Sleeps 4:** The accommodation offers two bedrooms: one double with en-suite and one twin. Family bathroom with a shower over bath facility. Lounge with TV and DVD player. Kitchen with gas hob and electric cooker, fridge/freezer, dishwasher, washing machine and microwave. Outside is an enclosed rear garden. Off road parking. Sorry, no pets. **Location:** beach 550 metres, pubs and shops a 5-minute stroll.



## Sheringham

7 nights | £390 - £580



### Flat 2, 4 Church Street

NR26 8QR

In the heart of the town and with views along church Street and towards the 'Clock Tower'. Recently refurbished this apartment is ideal for a relaxing break.

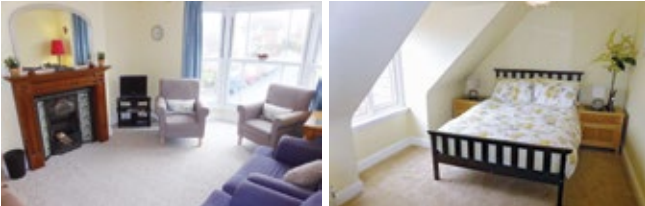
**Sleeps 4:** This second floor apartment offers two bedrooms: one double bedroom and one twin room. Bathroom with shower attachment over bath. Open plan living and dining room with TV and DVD player. Kitchen with electric cooker, fridge with freezer compartment and microwave. Sorry, no pets. Sorry no children under the age of 8. **Location:** beach 280 metres, pubs and shops a 3-minute stroll.





## Sheringham

7 nights | £355 - £530



### Flat 2, 30 Cliff Road

NR26 8BJ

This well presented, first and second floor maisonette is a fantastic traditional flint home within easy walking distance from the beach and town centre. With a double room, twin room and single room it provides a great space for all the family.

**Sleeps 5:** The accommodation offers three bedrooms and a first floor bathroom with shower over bath. Open plan lounge and dining room with TV and DVD player. Kitchen with gas hob and electric cooker, fridge with freezer compartment, dishwasher and microwave. Sorry, no pets. **Location:** beach 350 metres, pubs and shops a 4-minute stroll.



## Sheringham

7 nights | £355 - £545



### Flat 3, 7 West Cliff

NR26 8JT

This apartment offers shops, cafes, pubs and restaurants just a few steps from the door. Enjoy some fish and chips on the promenade whilst the sun is setting. Make sure you admire the sea view or gaze at the stars on a clear winter's evening.

**Sleeps 4:** The accommodation offers two bedrooms, one double and one twin room. Bathroom with electric shower over the bath. Open plan lounge/diner with a TV and DVD player and the added bonus of a sea view. Kitchen with electric cooker, fridge with freezer compartment and microwave. Sorry, no pets. **Location:** beach 150 metres, pubs and shops a 1-minute stroll.



## Sheringham

7 nights | £390 - £580



### Flat 4, Edal Court

NR26 8LE

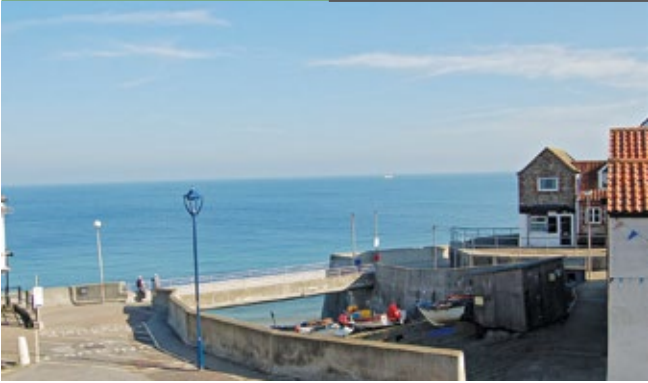
A bright spacious comfortable seaside apartment in the heart of Sheringham. This first floor apartment is moments from the seafront and town and provides a great relaxing space from which to explore.

**Sleeps 3 - 4:** The accommodation offers two bedrooms: one double and one single room with an additional pull out single bed. Bathroom with shower over the bath. Open plan living/dining and kitchen area. Lounge with TV and DVD player. Kitchen with electric cooker, fridge and microwave. Sorry, no pets. **Location:** beach 200 metres, pubs and shops a 5-minute stroll.



## Sheringham

7 nights | £410 - £615



### Flat 4, 9 West Cliff

NR26 8JT

A well appointed two-bedroom apartment, with sea views this apartment is a hidden gem not to be missed. Located on West Cliff, its position is enviable, turn left and have your toes dipping in the sea or turn right to be fully absorbed in Sheringham's sociable High Street. A great property in which to relax and unwind with a balcony to enjoy the views.

**Sleeps 4:** The accommodation offers two bedrooms: one double and one twin room. Bathroom with electric shower over the bath. Lounge/diner with a TV and DVD player, leading to the balcony with sea views. Kitchen with electric cooker, fridge, washing machine and microwave. Sorry, no pets. **Location:** beach 50 metres, pubs and shops a 2-minute stroll.



## Sheringham

7 nights | £425 - £645



### Flat 5, 9 West Cliff

NR26 8JT

A light and airy apartment in a prime position for the town with one of the best views over fisherman's slipway from the balcony and kitchen. Enjoy a sip of something hot out on the balcony or perhaps a cocktail or two. Being only yards away from the slipway, you can have your feet in the sand in seconds. A great apartment for a great get away.

**Sleeps 4:** The accommodation offers two bedrooms: one double and one twin room. Bathroom with electric shower over the bath. Kitchen/diner with an electric oven and hob, fridge, washing machine and microwave, also a TV and DVD player. Sorry, no pets. **Location:** beach 50 metres, pubs and shops a 2-minute stroll.



## Sheringham

7 nights | £335 - £520



### Garden Flat, 30 Cliff Road

NR26 8BJ

An immaculately presented, delightful ground floor apartment within an easy stroll of Sheringham's wide beaches, and the hustle and bustle of the town centre. This flat sits in a prime location with an added bonus of a courtyard at the rear of the property to enjoy those warm summer evenings.

**Sleeps 2 - 4:** The accommodation offers one double bedroom, a shower room, lounge with TV, DVD player and radio and the added bonus of a double sofa bed. The kitchen has a gas hob and electric oven, microwave, fridge with freezer compartment. Outside there is an enclosed rear garden with garden furniture. Bed linen is included but please bring your own towels. Parking for a small car. **Location:** beach 300 metres, pubs and shops a 4-minute stroll.





## Sheringham

7 nights | £425 - £650



### Hedgerows

NR26 8ES

A characterful property with charm and great dog friendly gardens. Hedgerows is a lovely property for a family holiday, being close to the glorious North Norfolk coast, and the boutiques, galleries, restaurants and pubs of Sheringham.

**Sleeps 6:** The accommodation offers three bedrooms: one double and two twin rooms. Bathroom with bath, over-bath shower, WC and wash basin. Additional separate WC and wash basin. Lounge with TV, DVD player and feature fireplace. Kitchen with electric oven and hob, microwave, fridge/freezer, washing machine, dishwasher. Outside is large lawned gardens. Please bring bedding and towels with you. Pets @ £10.00 per pet, per week. **Location:** beach 700 metres, pubs and shops a 8-minute stroll.



## Sheringham

7 nights | £465 - £695



### Kungshallen

NR26 8DZ

This spacious single storey property, lies in the heart of Sheringham yet tucked away from the busy High Street. The open plan lounge dining room provides a cosy sociable cottage stay.

**Sleeps 6 - 8:** The accommodation offers three bedrooms: one double and two twin rooms. Bathroom with bath, wash basin and WC. There is also an additional cloakroom. Lounge/Dining room with TV and DVD player. Kitchen with electric cooker, fridge, washing machine and microwave. Parking. Sorry, no pets. **Location:** beach 350 metres, pubs and shops a 1-minute stroll.



## Sheringham

7 nights | £335 - £510



### Old Schoolyard Cottage

NR26 8BJ

Just a short walk from the seafront and town centre, this individual corner cottage is comfortably furnished and well-equipped. It offers bright, airy accommodation, with a character all of its own.

**Sleeps 4:** The accommodation offers two bedrooms: one double and one twin room. One bathroom with over bath shower, wash basin and WC. Lounge with TV and DVD player. Electric fires in the lounge and dining room. Kitchen with electric hob and cooker, larger fridge and microwave. Washing machine downstairs also. Sorry, no pets. Parking for one average car. **Location:** beach 250 metres, pubs and shops a 2-minute stroll.



## Sheringham

7 nights | £410 - £615



### Poppy Cott

NR26 8ES

An inviting holiday home that is well presented throughout. With an abundance of period features and modern comforts this cottage offers a great getaway. The bedroom has views over the very green Beeston Common. Enjoy a luxury walk in shower after a day full of sand and salty sea, or the open plan kitchen and dining area to entertain and switch off. Extensively and recently refurbished, the owners have created a modern and contemporary retreat.

**Sleeps 4:** The accommodation offers two bedrooms: one double and one twin room. Shower room with fantastic walk in shower. Open plan kitchen and dining area. Lounge with TV and DVD player. Xbox 360. Kitchen with gas hob and electric cooker, fridge/freezer, washing machine, dishwasher and microwave. Gas BBQ. Off-road Parking. Sorry, no pets. **Location:** beach 700 metres, pubs and shops a 8-minute stroll.



## Sheringham

7 nights | £410 - £625



### Poppy Line Cottage

NR26 8RJ

A pleasantly light and cosy, comfortable modern home close to the town centre, Poppy Line Railway and within easy reach of the sea front. This property offers many modern comforts and being so close to the glorious North Norfolk Coastline holiday makers can enjoy blustery coastal walks, great beaches, the café culture and the still active steam railway.

**Sleeps 6:** The accommodation offers three bedrooms: one triple/quad room (single with pull out plus a double sofa bed), one double bedroom and one twin room. Two bathrooms including a shower room situated downstairs, with WC and wash basin and an additional bathroom on the top floor. The lounge and kitchen are situated on the first floor. Lounge with TV and DVD player. Kitchen with gas hob electric cooker, fridge/freezer, dishwasher, and microwave. Washing machine and dryer on the ground floor. Outside is a small paved area to front with a bench. Accept pets. **Location:** beach 750 metres, pubs and shops a 5-minute stroll.



## Sheringham

7 nights | £440 - £675



### Romany Rye

NR26 8BH

A former fisherman's cottage, close to the beach and entertainment facilities, Romany Rye provides a delightful spot to explore the never ending activities available in Sheringham.

**Sleeps 5:** The accommodation offers three bedrooms: two doubles and one single room. Bathroom with separate shower cubicle, located on the first floor. Separate dining room. Lounge with TV and DVD player. Kitchen with electric cooker, fridge with freezer compartment, washing machine and microwave. Off-road parking. Sorry, no pets. **Location:** beach 60 metres, pubs and shops a 4-minute stroll.





## Sheringham

7 nights | £465 - £705



### Sandrock House

NR26 8JT

A comfortable home with pleasant views towards the sea to the front and just a few yards from the High Street. With a balcony from the master bedroom to relax and read a book looking out to sea.

**Sleeps 6:** The accommodation offers three bedrooms: one en-suite double bedroom with balcony and seating. Two twin rooms. Bathroom with shower over bath, WC and wash basin. Furthermore there is a cloakroom on the ground floor. Lounge with TV and DVD player. Kitchen with electric cooker/fridge/freezer, microwave, washing machine and dishwasher. Outside is a small enclosed paved area at the front of property with seating. West Cliff offers first come, first served street parking with no restrictions. Sorry, no pets. **Location:** beach 50 metres, pubs and shops a 1-minute stroll.



## Sheringham

7 nights | £355 - £540



### Spring Cottage

NR26 8JE

Situated at the end of a quiet lane, Spring Cottage has parking and its own private garden in which to unwind and relax. Tucked away, yet a short walk to the town centre and beach.

**Sleeps 4:** The accommodation offers two bedrooms: one double and one twin bedroom with 2ft 6ins beds. Oil radiators in bedrooms. Only children over 5 years old please, except babies under 12 months. Bathroom with bath, wash basin and WC. Lounge with TV and DVD player, gas fire. Dining Room. Sun Room. Kitchen with electric cooker, fridge with freezer compartment and microwave. Outside gardens to front and rear of cottage with garden furniture. Sorry, no pets. **Location:** beach 12 mins pubs and shops a 8-minute stroll.



## Sheringham

7 nights | £355 - £540



### The Flints

NR26 8JZ

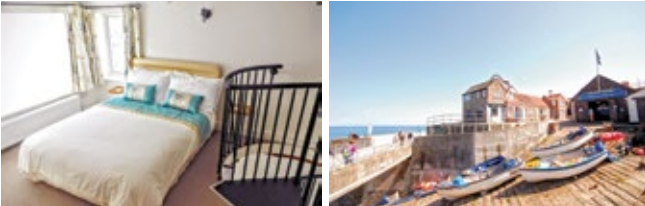
This pretty brick and flint bungalow lies in the delightful grounds of a private house and is a very short walk from the promenade and the town centre of Sheringham. A great base, from which to explore Norfolk.

**Sleeps 2:** The accommodation offers one double bedroom. Bathroom with bath, wash basin and WC. Lounge with TV and DVD player. Kitchen with electric cooker, fridge, microwave. Electric heating. Outside there is designated use of part of the garden. Sorry, no pets. **Location:** beach 120 metres, pubs and shops a 3-minute stroll.



## Sheringham

7 nights | £450 - £695



### The Hilton

NR26 8JT

Only a stone's throw from the beach and local amenities, this traditional flint and brick house makes a wonderful holiday home. Gallery bedroom with en-suite shower room, it is a well-equipped, well-presented cottage situated by the fisherman's slope.

**Sleeps 4:** The accommodation offers two bedrooms: one double room and one twin bedroom – please note both bedrooms are accessed via spiral staircases. En-suite shower room from double bedroom with further shower room situated downstairs. Lounge with TV and DVD player. Kitchen with electric hob and cooker, fridge with freezer compartment, washer/dryer, dishwasher and microwave. Outside there is a patio area. Sorry, no pets. **Location:** beach 0 metres, pubs and shops a 2-minute stroll.



## Sheringham

7 nights | £425 - £650



### The Old Bakehouse

NR26 8QS

This spacious property lies in the heart of Sheringham yet tucked away from the passing traffic. The open plan lounge/diner with kitchen provides a sociable area. With no threshold step to the front door and the benefit of a wet room, this bungalow would suit those with walking difficulties.

**Sleeps 3 - 4:** The accommodation offers two bedrooms: one double bedroom and one single room with an additional stowaway bed underneath. Shower room with walk in shower facility. Open plan living dining and kitchen area. Lounge with TV and DVD player. Kitchen with electric cooker, fridge, washing machine and microwave. Parking. Sorry, no pets. **Location:** beach 400 metres, pubs and shops a 3-minute stroll.



## Sheringham

7 nights | £995 - £1595



### The Prairie

NR26 8EH

The Prairie is the ideal home from home property for a family holiday, being so close to the glorious North Norfolk coastline and all the boutiques, galleries and restaurants. Full of character and charm, it is perfect for the extended family or sharing with family friends.

**Sleeps 10:** The accommodation offers five bedrooms: two doubles, one triple, one single room and one bunk room. Shower rooms are situated on the second and ground floor. A family bathroom is located on the first floor and an additional WC also on the first floor. Lounge with TV and DVD player, Now TV, Sky movies, gas fire. Dining Room. Kitchen with gas range style hob and electric oven, fridge/freezer, washing machine, tumble dryer, microwave. Outside there is a patio and gardens to the rear of the cottage. Pets considered. Off-road parking for three cars. **Location:** beach 3 mins, pubs and shops a 2-minute stroll.





## Sheringham

7 nights | £465 - £695



### Walcote

NR26 8DZ

A charming semi-detached holiday cottage that is tucked away behind the main high street. Full of period charm and including a lovely fireplace, it is perfectly situated for all the amenities of Sheringham. This property offers a haven to escape back to- perhaps enjoy an aperitif in the secluded garden or read a book.

**Sleeps 7:** The accommodation offers four bedrooms: two double rooms, one twin room and one single room. Two Bathrooms with shower attachment over bath and additional WC on second floor. Separate dining room. Lounge with TV and DVD player. Kitchen with gas hob and electric cooker, fridge/freezer, washing machine and microwave. Sorry, no pets. **Location:** beach 350 metres, pubs and shops a 3-minute stroll.



## Sheringham

7 nights | £410 - £625

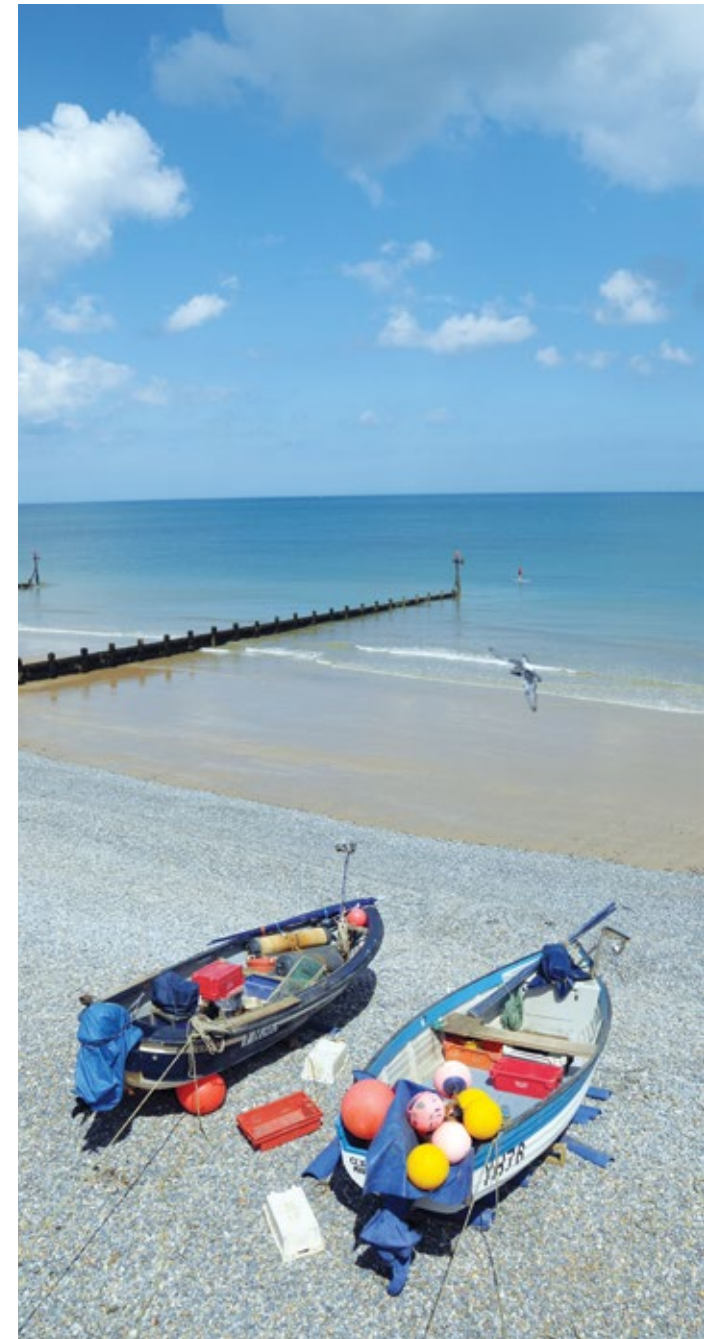


### Walnut Lodge

NR26 8DF

Only a short walk from the town this well presented, beautiful detached bungalow is set in a quiet cul-de-sac of well respected residential properties yet only a short walk from the hustle and bustle of Sheringham's vibrant community.

**Sleeps 4:** The accommodation offers two bedrooms: one double with king size bed and one twin room. Bathroom with shower over bath and WC. Open plan living and dining room. Lounge with TV and Freeview. Kitchen with gas hob and electric cooker, fridge/freezer, washing machine, dishwasher and microwave. Off-road parking. Lawned garden. Sorry, no pets. **Location:** beach 600 metres, pubs and shops a 5-minute stroll.





# West Beckham

This quaint English village is located 3 miles south of Sheringham very close to Sheringham Park with its miles of coastal views. West Beckham was entered into the Domesday Book of 1085 and is presided over by the Parish church of St Helen and All Saint's. The village has a local pub that serves a wide range of food and hosts regular entertainment evenings.

West Beckham 7 nights | £650 - £1600



The Hay Shed NR25 6NX

A beautifully presented barn conversion in a lovely setting accessible to the coast and inland attractions. With an enclosed courtyard to relax in and quality furnishings you will be hard pushed to better this sympathetically restored barn. Free use of Woodlands Leisure Centre is offered to guests during their stay.

**Sleeps 8:** The accommodation offers three bedrooms: master bedroom with king-size 'sleigh' bed and double sofa-bed and en-suite. Second double bedroom with en-suite facilities and double sofa-bed. Twin bedroom with en-suite. Bathroom with over-bath shower, WC and wash basin. Lounge with 50" TV and DVD player. Kitchen with electric hob and cooker, fridge, freezer, washing machine, tumble dryer, dishwasher, microwave. Parking. Sorry, no pets. **FRIDAY** changeover. **Location:** beach and shops 3 miles away.

\*\*\*\* 5 Star rating by VisitEngland.com



West Beckham 7 nights | £650 - £1600



The Malting House NR25 6NX

A stylish barn conversion set in a semi-rural location is just over 3 miles from Sheringham promenade and a comfortable distance of Blakeney Harbour and Cley Marshes. The barn has been sympathetically restored by local craftsmen to a high standard and is superbly equipped. Free use of Woodlands Leisure Centre is offered to guests during their stay.

**Sleeps 10:** The accommodation offers three bedrooms: master bedroom with king-size 'sleigh' bed and double sofa-bed and en-suite. Second double bedroom with en-suite facilities and double sofa-bed. Twin bedroom with en-suite. Bathroom with over-bath shower, WC and wash basin. Lounge with 50" TV and DVD player. Kitchen with electric hob and cooker, fridge, freezer, washing machine, tumble dryer, dishwasher, microwave. Parking. Sorry, no pets. **Location:** beach and shops 3 miles away.

\*\*\*\* 5 Star rating by VisitEngland.com







# West Runton

West Runton was famous in the 60s,70s and 80s as one of the country's leading music venues with bands like The Jam, Slade, The Clash, T-Rex and Chuck Berry all gracing this small Norfolk village. With the Pavilion now gone the swing of a golf club and lapping of the shore is probably as loud as it gets. The Links Country Park Hotel is a stone's throw from West Runton train station and The Royal Cromer Golf Club, and Sheringham Golf Club are within a 5 mile radius with a frequent rail service running between Norwich, Cromer and Sheringham.



7 Links Way

NR27 9QO

This detached bungalow is situated in a quiet cul-de-sac in West Runton, close to the Links Country Park Hotel and golf club. Although surrounded by activity. The Location allows you to return back to your peaceful retreat at the end of the day for a nice deserved glass of wine on the patio, enjoying the relaxing gardens with your pampered pooch!

**Sleeps 5:** The accommodation offers three bedrooms: one double, one twin and one single room. Shower room with WC and hand basin. Lounge with TV. Dining room with doors into the garden. Kitchen with electric cooker, fridge/freezer and microwave. Outside is an enclosed lawned garden to the rear of the property with seating. Pets are welcome (£10 per pet per week). Central heating £20 per week. Driveway parking for one car (access to the garage is required by the owner). **Location:** beach 1km, Sheringham is only a 9-minute drive.



14 Links Way

NR27 9QO

14 Links Way is a lovely family home having glimpses of the sea from the upper floor and has a well presented, enclosed garden. This property is only a stone's throw away from the first tee at the Links Hotel Golf Course, golf lovers – do not miss out! West Runton is a pretty village bordered by National Trust land. The village has a sandy beach, local pub and convenience store. Sheringham and Cromer are both within a nine minute drive.

**Sleeps 5:** The accommodation offers three bedrooms: one double bedroom, one twin and one single. There are two bathrooms. A family bathroom with a power shower and a downstairs shower room. Lounge with Sky TV, DVD player and XBOX 360. Kitchen with electric cooker, fridge/freezer, dishwasher, washing machine and microwave. Outside is an enclosed, lawned garden with patio area to the rear of the property. Sorry, no pets. **Location:** beach 1km to the coast, Sheringham only 9-minute drive









# Thinking of letting out your property?

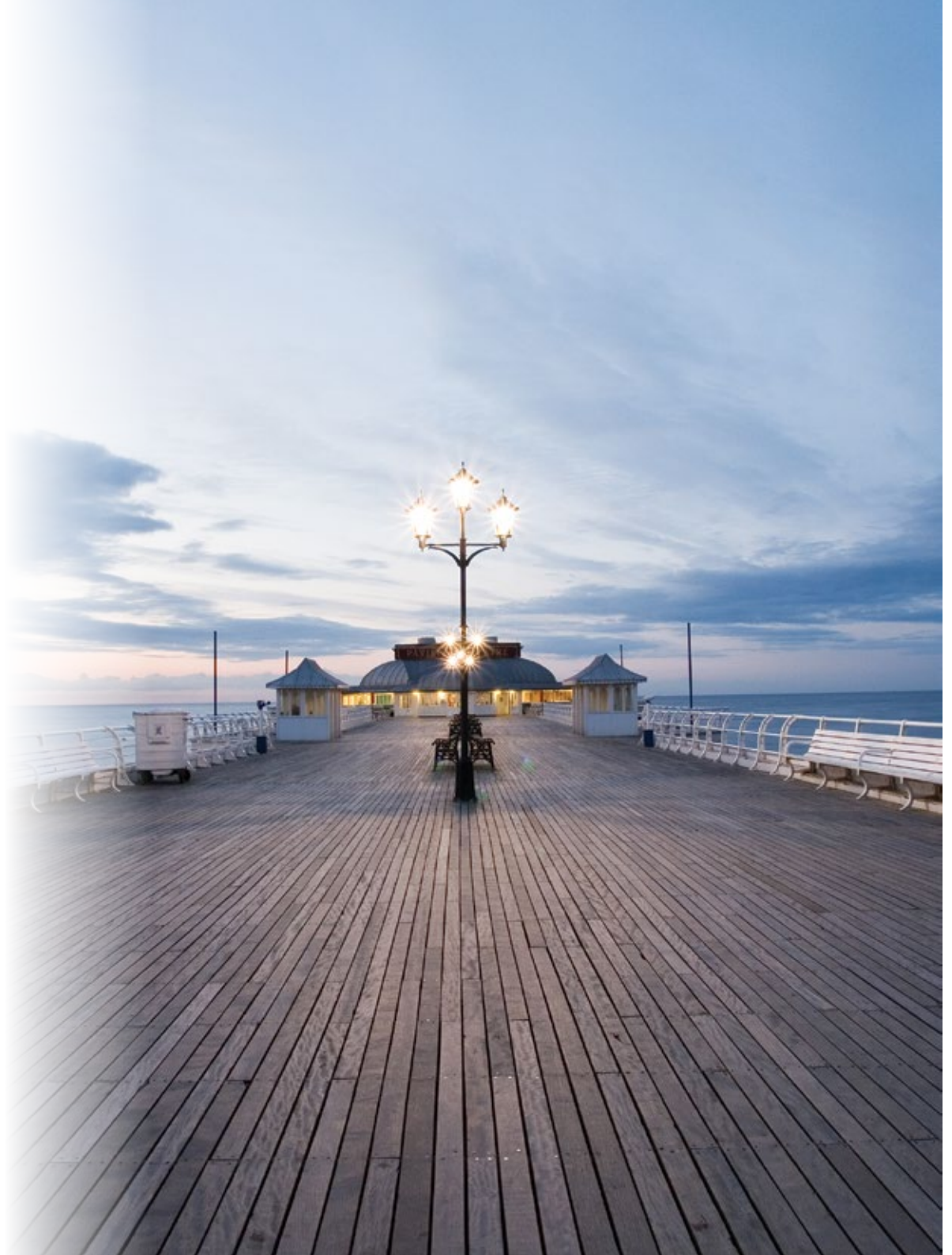


We are always seeking new, high quality properties for our holiday makers and if you have an existing property you would like to let then please contact our specialists.

#### At Keys Holidays owners receive:

- expert advice on all aspects of letting your property from our experienced team
- full property management service giving you peace of mind
- effective marketing campaigns through our website, brochure and advertising
- online “owners” login area to view your bookings
- excellent service at all times

To find out more please call **01263 823010**.



# Terms & conditions

## 1) Booking

- a) Keys Holidays merely acts as agent for the owners of the property, it does not hold any property interest. The rental arrangements are made by Keys Holidays on behalf of the Owners and the contractual relationship is directly between the Owners of the property and the Guest.
- b) Customers renting property through Keys Holidays are referred to as "the Guest".
- c) A £15 booking fee is payable to cover the administration and processing of each booking.
- d) This Agreement is not intended to create a tenancy; the holiday maker is granted a licence to occupy the property between the agreed dates.

## 2) Duration of Rental

- a) Rentals are for a maximum of 4 weeks and commence at 2pm on the first day of the rental and end at 10am on the day of departure unless otherwise arranged otherwise. This rental period hereafter is referred to as "the Holiday".
- b) The period booked will be stated on the confirmation sent by email to the Guest when they book (the "Booking Confirmation").
- c) The period booked cannot be extended unless approved by Keys Holidays. The Guest will be liable to pay the price for the extension before the extension commences.

## 3) Deposits

- a) A deposit of 25% of the total cost of the booking is required by bank transfer, cheque, online or telephone to secure the booking.
- b) The balance is due six weeks before the start of the holiday.
- c) If a booking is made less than six weeks before the Holiday is due to start, the full rent, plus any additional charges must be paid at the time of booking.
- d) Should the balance payment not be received at least six weeks before the holiday starts, the booking will be cancelled and deposit retained.
- e) Should Keys Holidays not accept or reject a booking request, all sums of money paid by the Guest in relation to the Holiday will be refunded immediately.

## 4) Cancellation

- a) We advise you to take out Holiday insurance as you are responsible for all your own travel arrangements.
- b) Should you need to cancel more than six weeks before the holiday is due to commence then we will attempt to re-let the booked time. If we are successful then all monies will be refunded less an admin fee of £30.
- c) If we are unsuccessful; you will not receive a refund.

## 5) Final Payment

- a) Unless otherwise agreed by Keys Holidays in writing (and subject to clause 7 below), the price for the Holiday shall be the rent for the property as set out on the Keys Holidays website and brochure at the time of booking.

- b) Subject to the Cancellation provision above, as soon as the booking is received and accepted by Keys Holidays and the Guests are in receipt of the Booking Confirmation, the guest is liable for payment of the balance of the rent, along with any additional charges that may be due in relation to the Holiday.
- c) Payment of the rent and additional charges are payable to Keys Holidays six weeks before the start of the Holiday and non-payment by the Due Date could be considered by Keys Holidays as a notice of cancellation.
- d) If payment is not received by the Due Date, Keys Holidays have treated the non-payment as a cancellation of the Holiday, the Guest will lose their booking and the deposit shall be non-refundable.
- e) Keys Holidays shall not be responsible for sending reminders of the Due Date of full payment.
- f) The dates of the Holiday may be changed providing the property is available for the new dates and the Owners accept the change. In this case, a £30 re-booking fee is payable to Keys Holidays.

## 6) Method of Payment

- a) Payments may be made by electronic bank transfer, cash, cheque, debit card or credit card.
- b) Cheques should be made payable to 'Keys Holidays'.
- c) Any charges raised against Keys Holidays by their bank for handling dishonoured cheques, bank transfers or any other payments will be passed onto the Guest who are liable to reimburse Keys Holidays.
- d) There is no charge for card payments.

## 7) Price changes

- a) Keys Holidays reserves the right to amend prices on the website due to errors or omissions, but such charges shall be notified to the Guest as soon as possible and the Guest shall be able to cancel the booking if the amended price is significantly higher than the original price quoted.

## 8) The Guests Obligations

- a) To pay for any losses or damages to the property and contents caused by The Guest or a member of their party and inform Keys Holidays immediately so items can be replaced or repaired prior to the arrival of future Guests.
- b) To take good care of the property and leave it in a clean and tidy condition at the end of the Holiday, with exception of linen to be laundered.
- c) A cleaning service is not provided during the holiday unless otherwise specified.
- d) On departure all windows and doors must be checked and securely locked. Keys must be returned to Keys Holidays office in Sheringham or the organised key safe and the key safe locked properly.
- e) In the event that keys are not returned, then a charge will be incurred by you, the Guest to cover locksmith costs to change locks and replace keys.

- f) The Owner and Keys Holidays retains the right of access.
- g) Not to part with possession of the property, or share it, except with members of the party shown on the Booking Form. All Guests at the property must be notified to Keys Holidays at the time of booking.
- h) Not to sell or transfer the booking to another party without Keys Holidays agreement.
- i) Not to exceed the total number of people stipulated in the property description.
- j) Not to cause an annoyance or become a nuisance to occupants of adjoining premises.
- k) Not to smoke at any of Keys Holidays properties. Smoking is permitted outside the property on condition that all cigarette butts and ash are cleared and disposed of, by you, the guest, before departure.

## 9) Liability

- a) Keys Holidays will not be liable for any act, neglect or default on the part of the Owners or any other person not within their employ or otherwise under their control, nor for any accident, damage, loss, injury, expense or inconvenience, whether to person or property, which the Guest or any other person may suffer or incur arising out of, or in any way connected with, the rental unless Keys Holidays is responsible.
- b) The Owners and Keys holidays accept no liability for loss of, or damage to the Guest's possessions on the Owners property or land.
- c) Nothing in these clauses excludes or limits the liability of Keys Holidays or the Owners: For death or personal injury caused by Keys Holidays or the Owners negligence. For any matter which it would be illegal for Keys Holidays or the Owners to exclude or attempt to excluded their liability.

## 10) Personal Belongings

- a) If the Guest, or any members of your party leave any personal belongings behind at the property after departure, the Guest will be charged the cost of postage and packaging and an admin fee to have them returned.
- b) Any items found by the servicing company responsible for the property will be disposed of within 30 days if not claimed. All perishable foods will automatically be disposed of at the time of the changeover.

## 11) Pets

- a) Pets are permitted within certain properties and if allowed they are to be kept under control and exercised off of the premises. There may be an additional charge per pet, per week.
- b) Pets are not permitted in the bedrooms or on the furniture and neither Key Holidays nor the Owners can accept responsibility for their safety.
- c) Pets must not be left in the property unsupervised. Where a property does not accept pets, Keys Holidays

or the Owners cannot guarantee that there have been no pets previously kept at the property.

- d) Any fouling of internal areas shall be professionally cleaned and the cost borne by the Guest. Any accidents must be reported immediately.
- e) Any fouling of lawns, paths or outside surfaces shall be cleared up without delay, by the Guest.
- f) Any other type of pet is by prior arrangement only; the owner of the property reserves the right to charge a small fee.
- g) Please do not take pets to properties where Keys Holidays and the Owners have stated that pets are not permitted.

## 12) Sudden unavailability of the Property

- a) We do not anticipate any problems but in the unlikely event for any reason beyond the Owners control the property is made unavailable or the property becomes unsuitable for holiday letting on the date booked by the customer, all rent and charges paid in advance will be refunded.

## 13) Complaints

- a) All complaints must be notified to Keys Holidays as soon as possible, as Keys Holidays may be required to carry out investigation and if necessary, request the Owner to take action – it is always more difficult to deal with after the holiday.
- b) If Keys Holidays or the Owners are denied the opportunity of investigating the complaint within a reasonable time or denied the opportunity to put matters right during the Holiday, then the Guest will waive all rights.
- c) All complaints relating to the cleanliness of the property should be reported within two hours of entry to the property.
- d) No refund will be given or compensation paid, if you do not give us reasonable opportunity of solving the problem before you return home.

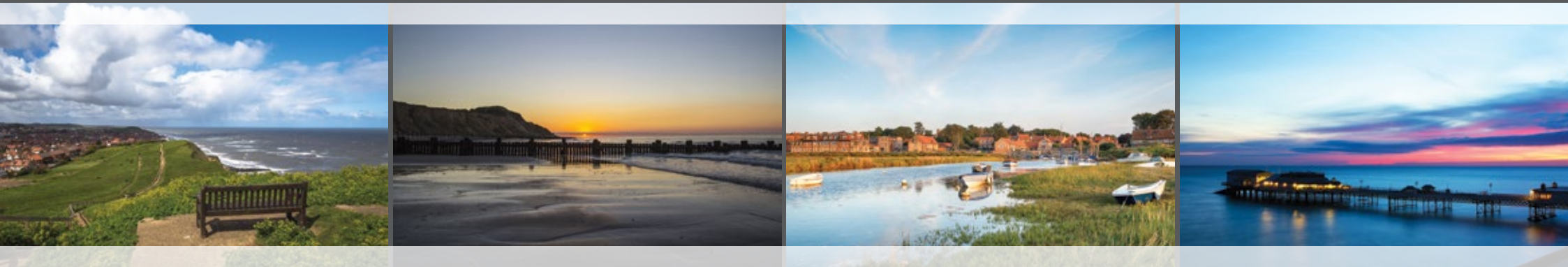
## Access

Due to the position of some of our properties and nature of the environment, some may have better access than others. If you have mobility restrictions or other disabilities then please speak to one of our staff prior to booking who will advise on the suitability of your choice. Allergy sufferers should also check with us first regarding suitability of their choice if their condition is serious.

## Property Descriptions

Our property descriptions are prepared some time in advance, as a result some advertised facilities may change. We may therefore alter property description at any time to reflect this. We will make all reasonable efforts to inform you of them.





## HOW TO BOOK

Please visit our website [keysholidays.co.uk](http://keysholidays.co.uk) – search for your perfect property and click the ‘book and pay online’ button. Payments through our website are totally secure and it is the quickest way to confirm your booking.

Alternatively, telephone our **booking hotline 01263 823010** between 08:30 to 17:00 Monday to Friday and 09:00 to 16:00 on Saturday.

**Payments:** A deposit is due at the time of booking. This represents 25% of the booking fee. Full payment is required six weeks prior to arrival.

In addition, a £15.00 booking fee is payable to cover the administration and processing of each booking.

### Contact details

Keys Holidays

11 Station Road | Sheringham | NR26 8RE

T: 01263 823010

E: [info@keysholidays.co.uk](mailto:info@keysholidays.co.uk)

W: [keysholidays.co.uk](http://keysholidays.co.uk)