



COLLISON PLACE

CROMER ♦ NORFOLK



ILEX
HOMES

Welcome to Collison Place, Cromer

Vibrant and colourful, Cromer is an evolving town – yet holds dearly to its seaside resort heritage.

Impressive yet understated, there's a quirkiness to Cromer that has drawn visitors since the Victorians arrived by steam train in droves.

Collison Place, aptly named after Mr G W Collison whose generosity enabled the initial build back in 1888, is an impressive double-fronted Victorian property which played an important role in the community as a cottage hospital.

Meticulous attention to detail ensures Collison Place remains true to its Victorian heritage with high ceilings, authentic Victorian tiling and sliding sash windows, allowing sunlight to pour in, while integrating all the modern luxuries which make every home the perfect weekend retreat, holiday home or refuge to recalibrate your work-life balance.



THE GEM of the North Norfolk Coast

A fishing village transformed by holidaying Victorians, it became a beacon for those seeking to escape London and find solace under big Norfolk skies.

This was not appreciated by a 10-year-old Winston Churchill, who, while holidaying in the town in 1885, famously wrote: "I am not enjoying myself very much". This quote is today etched into the promenade – testament to the town's humour and unswerving pride in what it offers.

Cromer's past is given vibrant colour by tales of Sir Arthur Conan Doyle finding inspiration in the area for Hound of the Baskervilles or Albert Einstein escaping Nazi persecution in Roughton, just outside the town, in the 1930s.

Despite these stories, Cromer is most famous for its fresh crab – this and many other excellent locally produced foods are served by a wealth of independent cafés, coffee shops, and restaurants.

Fish and chips is, of course, the town's meal of choice with Mary Jane's or the critically acclaimed No1, run by Michelin-starred chef Galton Blackiston, providing takeaways best enjoyed on the town's superb Grade II listed pier.

This beautiful structure offers stunning sea vistas – and an opportunity to watch Cromer's Victorian streets and the lanes of sweet fisherman's houses gently light up at dusk.

Cromer has a rich character and thrives on its individuality, with a long history of attracting visitors with its laid-back, leisurely charm.

"The view at dusk, as the draining sky leaks away into a gunmetal sea, is swoon-worthy."

JAY RAYNER

Journalist, food critic and author



Beaches, Broads and big skies

Its acclaimed beaches and seaside resorts provide ideal opportunities for days out, long walks and discovering nature. Norfolk is one of the greatest areas for birdwatching in the UK and is home to a huge number of seals, often seen enjoying the

sun at Blakeney Point, basking in Wells harbour, or rearing their pups on Horsey beach.

The Broads, famously mentioned in David Bowie's Life on Mars, is home to over a quarter of the rarest plants and

animals in the UK and is Britain's largest protected wetland.

Ancient parkland and dense forests; wide open spaces; impressive Estates such as Blickling, Holkham and Sandringham; an abundance

Welcome to Nelson's County, one of the most unspoilt in England offering almost 100 miles of coastline – an area of outstanding natural beauty.

of churches; and numerous flint villages – the county boasts a varied landscape that's far from flat.

Norfolk's big skies provide swathes of blue on summer days and endless piercing stars punching through the unspoiled darkness at night. The north of the county is one of a few places in the UK where you can see the aurora borealis.

At Norfolk's heart is the medieval city of Norwich, the only one in England to be found in a National Park.

Its skyline is dominated by its cathedral's spire, imposing castle, and City Hall clock tower. A mix of the modern and the historic, Norwich is rated in the Top 10 UK shopping destinations and offers a superb array of bars and restaurants.



Map illustration by Lydia Bevan hand-drawnmaps.co.uk

Travel by train

- Norwich
1 hour
(Trains hourly)
- London
2 hours
(Trains every 30 mins)
- Cambridge
1 hour 20 minutes
(Trains hourly)

Explore by road

- Norwich
45 minutes
- Blakeney
28 minutes
- Wells-Next-the-Sea
42 minutes
- The Broads
56 minutes
- Sandringham
56 minutes
- Great Yarmouth
57 minutes
- King's Lynn
70 minutes
- Thetford Forest
70 minutes



Collison Place

Located on Loudon Road, Collison Place is a beautiful double-fronted Victorian building, perfectly situated within walking distance of the town centre. A collection of six luxury 2/3 bedroom apartments now occupy the grand space of this historic building.

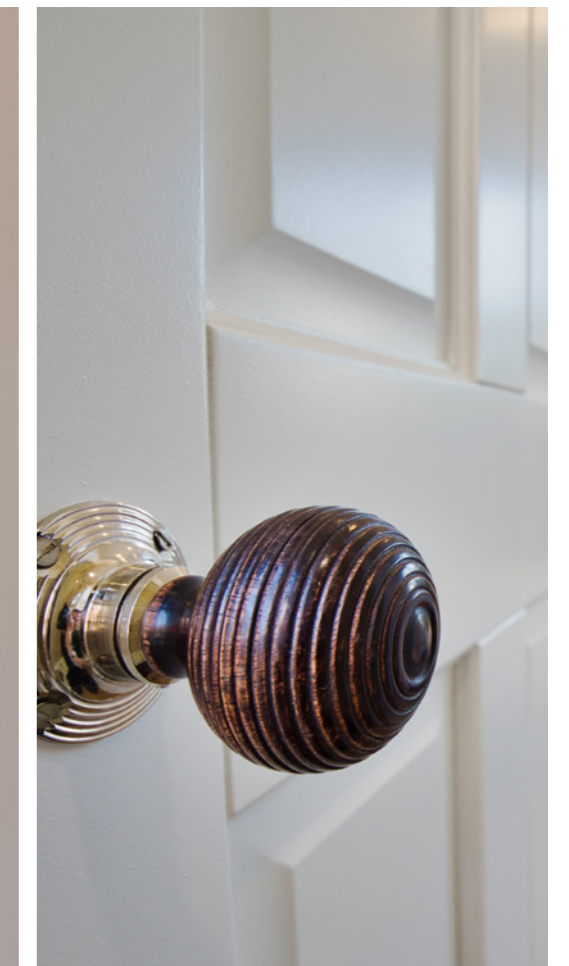
The grand entrance hallway with its cut-string staircase, authentic Victorian tiled floor and 18-arm brass chandelier sets the tone upon entering Collison Place. Locally known as 'The Cottage', Collison Place was originally built as a community hospital in 1888, thanks to the work of the founding committee and the generosity of Mr G W Collison. The building and apartments have been named in homage to Mr Collison and six of the committee members and their legacy.

Throughout renovation works the utmost care and respect for the original building has been paid, preserving character

features whilst introducing soft-contemporary interior finishes. Furthermore, newly fitted sash windows and high ceilings illuminate the thoughtfully designed interiors, making these apartments the perfect retreat after enjoying a day in Cromer and beyond.

Kitchens have been carefully chosen with all six apartments fitted with indigo Shaker-style cabinets and white marble effect quartz worktops. The Suffield and The Buxton include private courtyard spaces with The Gurney enjoying a large south facing balcony. Stunning views of the St Peter & St Paul Parish Church can be seen from all first floor apartments. Off road parking is provided for each apartment, a welcome addition in a bustling town.

The thoughtful blend of heritage features and modern interior finishes make Collison Place the perfect choice for those looking to capture the Victorian essence of Cromer.





Artist impression



Artist impression

The Fitch

2 bedrooms
+ allocated parking space

◆ **Open Plan Living Area**
6.7m x 5.63m
(21'11) x (18'5)

◆ **Master Suite**
3.91m x 3.66m
(12'9) x (12'0)

◆ **Bedroom 2**
3.90m x 2.32m
(12'9) x (7'7)

The Fitch benefits from beautifully high ceilings and a well-designed layout.

A skilfully composed apartment, working with, and celebrating much of the original building's west wing layout and features. Situated on the ground floor, The Fitch boasts a large principal bedroom with en-suite, second bedroom as well as family bathroom. Open plan living links the whole apartment together creating the perfect space to relax and unwind.



◆ **75.71m²/815 sq ft**

The Suffield

2 bedrooms
+ allocated parking space

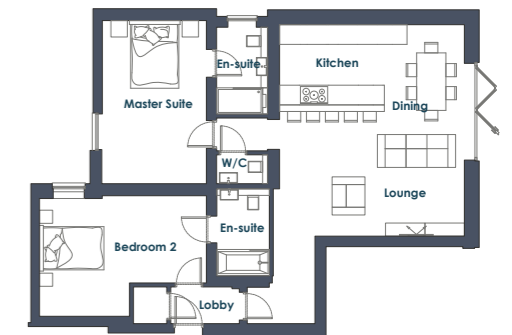
◆ **Open Plan Living Area**
6.44m x 5.63m
(21'1) x (18'5)

◆ **Master Suite**
4.97m x 3.17m
(16'3) x (10'4)

◆ **Bedroom 2**
5.08m x 3.47m (max)
(16'8) x (11'4) (max)

Bi-fold doors seamlessly connect the inside of The Suffield with the generous courtyard garden.

Placed towards the rear of Collision Place, The Suffield is an impressive ground floor, two-bedroom apartment with en-suite to both double bedrooms. Open plan living is at the heart of The Suffield extending effortlessly into the generous courtyard garden via bi-fold doors. An apartment ideal for summer evening entertaining, whilst remaining elegantly practical.



◆ **96.71m²/1041 sq ft**



Show home interior



Artist impression

The Buxton

2 bedrooms
+ allocated parking space

• **Open Plan Living Area**
6.69m x 6.48m
(21'11) x (21'3)

With a private courtyard and triple sash windows, The Buxton is flooded with light.

• **Master Suite**
4.17m x 2.76m
(13'8) x (9'0)

A beautifully finished ground floor two-bedroom, two en-suite apartment with bright open plan living, boasting staple Victorian high ceilings and large period sash windows. A private courtyard completes The Buxton making it the perfect holiday retreat or main residence.

• **Bedroom 2**
3.63m x 2.87m
(11'10) x (9'5)



• **78.78m²/848 sq ft**

The Gurney

3 bedrooms
+ allocated parking space

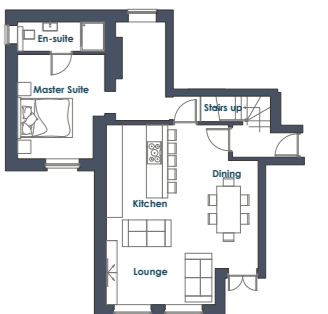
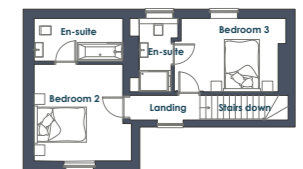
• **Open Plan Living Area**
6.74m x 5.69m
(22'1) x (18'8)

The Gurney is a large stunning duplex with balcony offering wonderfully versatile living.

• **Master Suite**
3.91m x 3.27m
(12'9) x (10'8)

A stunning duplex apartment featuring three double bedrooms, all with en-suite, split over the first and second floor. The Gurney is an incredibly versatile apartment, featuring its own private south facing balcony and open plan living space perfect for modern day living.

• **Bedroom 2**
3.7m x 3.62m (max)
(21'1) x (11'10) (max)



• **Bedroom 3**
3.89 x 2.75m
(12'9) x (9'0)

• **106.74m²/1149 sq ft**



Artist impression



Artist impression

The Barclay

2 bedrooms
+ allocated parking space

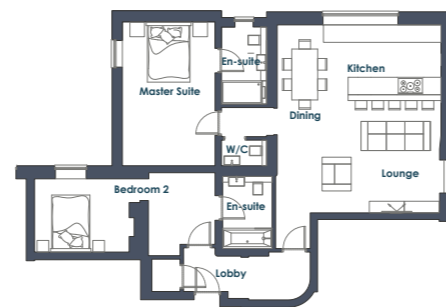
• **Open Plan Living Area**
6.46m x 5.63m
(21'2) x (18'5)

Breath-taking views of the church, fantastic character features and a well-planned layout make The Barclay a wonderful home.

• **Master Suite**
4.95m x 3.19m
(16'2) x (10'5)

Situated on the first floor, tucked away at the rear of Collison Place, The Barclay is one of the largest two bedroom apartments. Complete with two en-suite bathrooms, dressing area to the second bedroom and separate WC. The breath-taking open plan living space features wonderfully high ceilings and large windows enjoying views of St Peter & St Paul Parish Church.

• **Bedroom 2**
6.20m x 2.87m (max)
(10'8) x (8'3)



• **97.54m²/1050 sq ft**

The Colman

2 bedrooms
+ allocated parking space

• **Open Plan Living Area**
6.55m x 6.48m
(21'5) x (21'3)

The south facing first floor Colman with triple sash windows is flooded with light.

• **Master Suite**
4.19m x 2.97m
(13'9) x (9'8)

The Colman beautifully blends modern living in a space built to Victorian proportions. A substantial first floor two-bedroom, two en-suite apartment. Orientated to the south, the open plan living space capitalises on natural light via the large period sash windows, illuminating the quality craftsmanship throughout.

• **Bedroom 2**
3.65m x 3.00m
(11'1) x (9'10)



• **78.03m²/840 sq ft**



A Bespoke Quality

Your specification

Sympathetically remodelled and renovated to modern living standards featuring heritage features and a modern interior finishes.

- Generous living/kitchen/dining spaces heart of each apartment, with kitchen peninsulas designed for socialising & entertaining
- Oak effect LVT flooring throughout with carpets to bedrooms
- Subtle woodgrain Shaker-style kitchens with solid quartz work surfaces & upstands
- Integrated appliances including Neff oven, hobs, and extractors
- Contemporary bathrooms including thermostatic showers with fixed drencher heads as well as separate handsets
- Classic four-panel Victorian style solid engineered doors, with solid rosewood beehive style handles
- Hardwood double glazed sash windows by Advanced Joinery
- Private courtyards to two of three ground floor apartments laid with Indian sandstone slabs
- The Gurney includes a beautifully finished large south facing balcony
- Lumi plugin ceiling lights, discreetly integrating smoke & heat detection systems
- Electric radiators controlled by Heatmiser NeoStat smart thermostats, enabling heating control from anywhere via an app

Imagery is indicative and is representative of the quality specification. All images are from previous Ilex Homes developments. Specification is subject to change. For the full, detailed spec list, please contact our selling agent.

Homes Made With Passion

Ilex Homes is focused on delivering bespoke developments and individual, high-quality accommodation in beautiful North Norfolk.

Thought, energy and passion is invested into each property we develop, with careful consideration given to design – both in terms of style and functionality.

We also care passionately about how each property is finished and spend time agonising over the finest details to ensure they have personality and are perfectly presented.

Personal pride is at the heart of the work that goes into making the design and quality of our homes exceptional – helping them to stand tall above others available in the area.

To do this we employ an excellent team of builders, tradesmen, surveyors and suppliers who deliver to the high standard we insist upon. While our estate agent team is experienced and can help you find the property that perfectly suits what you are looking for.

We genuinely care about the homes we develop and the people we build them for – it's this philosophy that enables us to create properties you will feel passionately about too.



Collison Place

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Land & New Homes Specialists

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