



Beech Close

13 Yarmouth Road | Ormesby | Norfolk | NR29 3QB

FINE & COUNTRY

ATTRACTIVE ELEGANCE



“With the gracious proportions of the Georgian era, coupled with a modern layout that flows so well, this beautiful home is sure to appeal – a wonderful place in which to dwell.

Tucked away from the road in delightful gardens yet part of the village with the community around, it’s close to the Broads and to the beach, comfortably commutable to Norwich – a winner all round!”



KEY FEATURES

- An exquisite example of a refurbished Detached Period Manor House within the village of Ormesby
- Three Receptions; Wine Cellar
- Four Bedrooms to include Principal Bedroom with contemporary En-Suite Shower Room
- Guest Bedroom with En-Suite Bathroom and access to Attic Room Above
- Two Further Double Bedrooms; Family Bathroom
- Breakfast Kitchen with Walk-In larder and French Doors to the Rear Terrace and Garden
- Carriage Driveway with Electronic Gates; Double Garage and Single Garage with Planning Permission
- The Gardens and Grounds extend to 1.09 acre
- Total Accommodation extends to 3266sq.ft
- Energy Rating: E

A hidden gem, this Georgian home has been beautifully modernised, whilst retaining all the gorgeous character features. It sits on the edge of a lively and well-served village just a few minutes away from the coast. With spacious, family-friendly accommodation and grounds extending to just over an acre, it's been perfect for the owners raising their children, and now you can enjoy all its delights for yourself.

A Sense Of History

There's been a house on this site for hundreds of years and the current property has a plaque on it from 1578 that's come from an older home here. Or perhaps this property incorporates parts of an older building – but either way, this house is Georgian and has the high ceilings, large windows, picture rails, fireplaces and light-filled rooms of the time. The owners have a picture of it in Victorian times and it looks much the same as today from the front – it's lovely and unspoilt. Yet it also works well for modern lifestyles. The owners have opened up the kitchen to create a very stylish and welcoming family space, with room for dining and seating just off the Aga kitchen, a walk-in pantry to the other side. They have also reconfigured the first floor slightly to make a more practical home. As the property isn't listed, there's a degree of flexibility, but the owners have been careful to preserve the character and features they so love.





KEY FEATURES

A Happy Home

The owners have found the house to work well for their day-to-day family life, as well as when they have guests staying and when they're working from home. "We've had a lot of fun here. We love having people over and have laid a patio outside the kitchen with a built-in barbecue, so it's a great social space. When we're home alone as a family, we tend to hang out and relax in the kitchen. The kids can do homework up at the table, or we can have a lazy weekend breakfast with pancakes. It's a lovely room." The sitting room is a more formal room and a great place for adults to relax in the evenings, or to tuck yourself away if you want to read and unwind. There's a separate study at the far end of the ground floor – nice and quiet – as well as an attic room that the owner uses as a home office, filled with light.

A Real Haven

The gardens are equally attractive and welcoming, with a large expanse of lawn edged with mature trees to the front of the property, screening the house from the road. To the rear, there's the aforementioned patio and another large lawn in a part-walled garden where children can play safely and dogs can run around and let off steam. There's a pretty Victorian greenhouse, perfect for keen gardeners, a summerhouse, as well as a small outbuilding attached to the side of the house where you can store all your tools and implements. Although the garden is large, it's very easy to maintain and offers plenty of space for comparatively little work. It's also very private.

Perfectly Positioned

It's unusual to find a house and garden of this size within a village setting, but this is part of the appeal. It's wonderfully quiet and secluded, yet you're very much part of the community. There's a shop, school, takeaways, a pub and a village hall. One big highlight here is your proximity to the beach. The owners go almost every day to stretch their legs and walk the dog. This is an area of coastline popular with holidaymakers, so you have plenty of nice places to explore, but you're far enough inland to avoid the summer influx. In fact, this stretch of coast is surprisingly quiet, and with huge swathes of golden sands, you'll often have the place almost to yourself. You're also handy for the Broads – the owners' children kayak and you can sail, fish, windsurf, paddleboard, or go out to spot the birds and wildlife.































INFORMATION

On The Doorstep

Ormesby is an historical and traditional village Close to the Norfolk Broads National Park. It has a thriving community located North of Great Yarmouth, the coastline is 2.5 miles distant offering both tranquil and beautiful scenery. Ormesby St Margaret offers a range of shops, services and local facilities within a strong and vibrant community. There are also schools and a Doctors surgery. Access to both Norwich and Great Yarmouth is provided by the A47, London and motorways are accessed by the A12 from Great Yarmouth and the A11 from Norwich.

How Far Is It To?

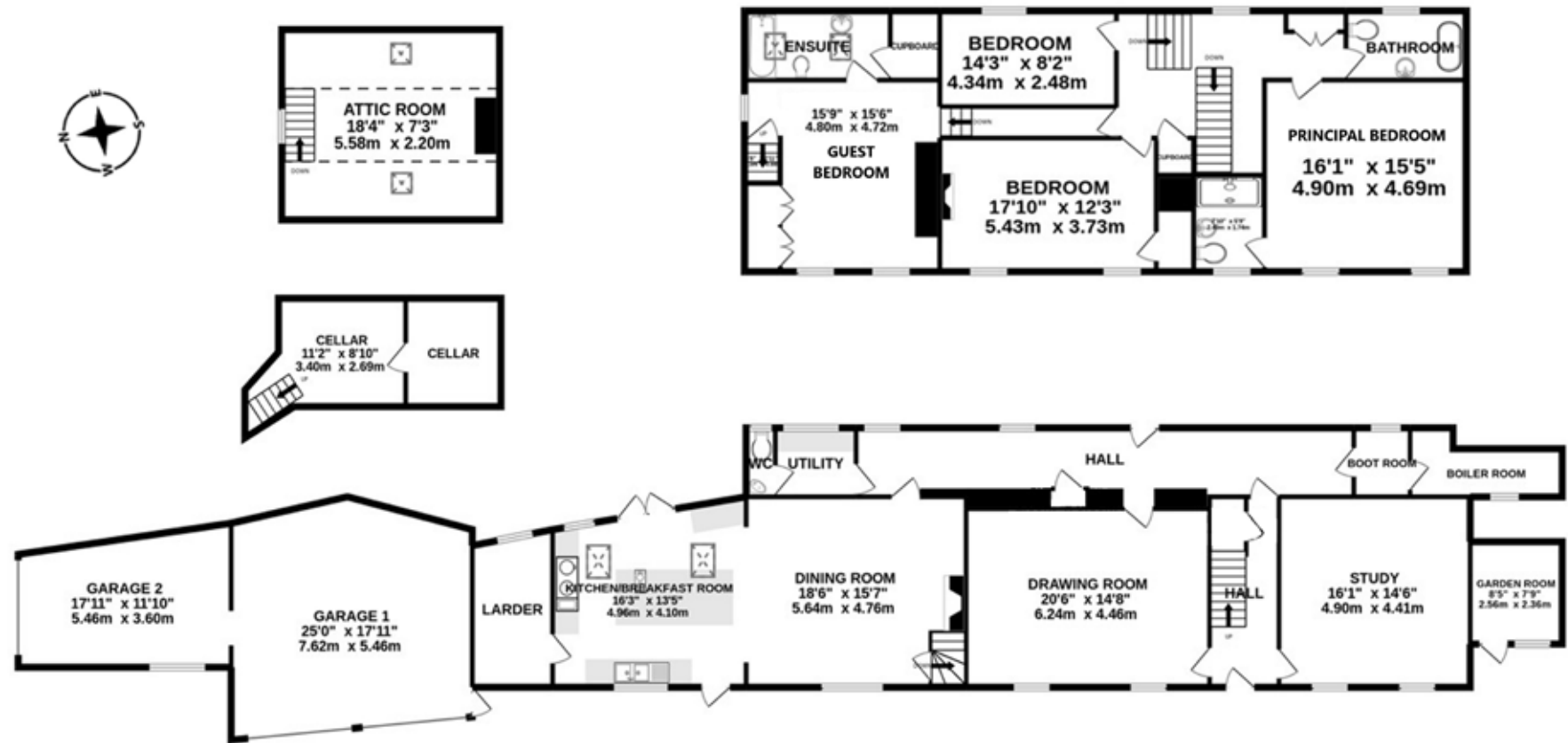
The Cathedral City of Norwich is 21 miles away and has excellent educational, cultural and recreational facilities. There is a regular rail service to London Liverpool Street (about 2hours) and Norwich airport provides daily flights internally and to Europe. The North Norfolk Coast can be found to the north with its quaint villages and sandy beaches. Favoured spots include Holt, Wells on Sea, Blakeney and the Burnhams. A 45 minute drive south will see you arrive at Thetford Forest with its many nature trails and bicycle paths whilst Stansted Airport is a further hour drive with its many destinations offered throughout mainland Europe.

Directions

Head out of the market town of Great Yarmouth on the Caister Road (A149) and continue until you reach the roundabout with the Greyhound track. At this roundabout take the first exit which is dual carriageway onto the A149, go left at the first exit off the next roundabout signposted Potter Heigham and Cromer. At the next roundabout take the third exit signposted Cromer A149, after around 1.5 miles turn right signposted Ormesby St Margaret, Turn right onto Yarmouth Road drive through the village passing the petrol station on your left following the road around as you exit the next bend you will find the entrance of Beech Close on your left with electric iron gates.

Services, District Council and Tenure

Oil Fired Central Heating- Mains Water and Mains Drainage
Great Yarmouth Borough Council - Council Tax Band F
Freehold



MAIN HOUSE NOT INCLUDING GARAGES
TOTAL FLOOR AREA : 3266sq.ft. (303.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, all measurements are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only. www.norfolkpropertyphotos.co.uk
 Made with Metropix ©2022

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure. Printed



FINE & COUNTRY

Fine & Country is a global network of estate agencies specialising in the marketing, sale and rental of luxury residential property. With offices in the UK, Australia, Egypt, France, Hungary, Italy, Malta, Namibia, Portugal, South Africa, Spain, The Channel Islands, UAE, USA and West Africa we combine the widespread exposure of the international marketplace with the local expertise and knowledge of carefully selected independent property professionals.

Fine & Country appreciates the most exclusive properties require a more compelling, sophisticated and intelligent presentation - leading to a common, yet uniquely exercised and successful strategy emphasising the lifestyle qualities of the property.

This unique approach to luxury homes marketing delivers high quality, intelligent and creative concepts for property promotion combined with the latest technology and marketing techniques.

We understand moving home is one of the most important decisions you make; your home is both a financial and emotional investment. With Fine & Country you benefit from the local knowledge, experience, expertise and contacts of a well trained, educated and courteous team of professionals, working to make the sale or purchase of your property as stress free as possible.

THE FINE & COUNTRY
FOUNDATION

Fine & Country Foundation, charity no. 1160989

Striving to relieve homelessness.

To find out more please visit fineandcountry.com/uk/foundation

follow Fine & Country Norwich on



Fine & Country Norwich
12-14 Queen Street, Norwich, Norfolk, NR2 4SQ
01603 221888 | norwich@fineandcountry.com

