



Monarc House  
Baconsthorpe | Norfolk | NR25 6LL

# PERIOD FEATURES WITH MODERN LIVING



With a setting in the sought-after village of Baconsthorpe approximately four miles from the market town of Holt and surrounded by the most stunning countryside, this semi-detached traditional brick and flint cottage has been lovingly restored throughout by the present owners. It offers stylish and contemporary living space of the highest specification including a spacious sitting/dining room with bifold doors opening to the terrace, three bedrooms and, outside, a garden and two off-street allocated parking spaces. Perfect as a holiday retreat, permanent residence or investment.







- A stunning example of a lovingly restored cottage
- Ideal for a holiday retreat, permanent residence or investment
- Stylish, contemporary with charming character features
- Found within 4 miles from the centre of the market town of Holt
- Living room with bi-folds opening onto the terrace
- Kitchen, dining and ground floor WC, 3 Bedrooms and Shower room
- Enclosed garden and allocated parking area
- Total Accommodation extends to 1082sq.ft
- Energy Rating C

#### No Stone Unturned

"We purchased the cottage around four years ago now. We specialise in the renovation of period properties and it goes without saying we have a massive interest in them," the present owners said. "Monarc House needed full renovation from rewiring to a completely new heating system (there was none at all at the house before), a new kitchen, a new WC and a new wetroom bathroom. We also added a new extension to the side elevation to open the space out and create a better modern living space. And a new wood burner and internal flue was installed for those cosy winter nights!"

"It is set in a lovely quiet neighbourhood with English Heritage Baconsthorpe Castle being just down the road, which is the reason it's called Castle Road. I was informed by the conservation officer that it is most likely to be the oldest cottage in the village. I think the beams in the kitchen, and the stone flooring to the original back door which is a strange size, all contribute towards the wonderful feel of this countryside cottage." The owners have gone that extra mile to be sympathetic during their restoration of the property. "The old cottage walls have been stripped back and re-plastered in natural Lime plaster so the cottage can breathe."

When asked about their favourite spaces at the property, they replied, "The open dining room that leads into the living room area is very welcoming and cosy in the evenings. The warm lighting brings all the features to life, especially with the wood burner roaring away and a glass of red wine at the end of the day! Having this cottage is just a whole different way of life! This is country modern living at its best; a period cottage with a slice of modern life. We ensured the craftsmanship has been the best and had an eye for the smallest detail during the renovation. You don't find these properties every day."

When asked what they will miss most about Monarc House, they said, "Everything! It's the feeling you get when you are out and about in the house and garden as the house is like no other. I'll miss just driving down the drive knowing I'm home and back where I can relax in the most lovely surroundings."



### The Garden

The current owners didn't end their labours with the house but made sure the space outside was just as inviting. "When you drive in through the handmade gate, there's a soft glow that illuminates the Monarc House sign, and sensor lights that light up all the way down the driveway and alongside the hand weaved willow border fence. Then one can walk through the willow opening and into the new garden which has newly planted trees and shrubs ready to grow big and strong. The small retaining walls have been constructed from the flint that was removed directly from the original front wall." Outside there is also a freshly painted shed for storage which the owners suggest could be converted to use as an office space as it already has a mains electricity supply. And, as for the garden itself, "There are wonderful views full of the trees in the distance, and visits from a variety of wildlife including hares, deer, newts, and butterflies!"

### Superb Location

Surrounded by wonderful countryside, the village of Baconsthorpe is located approximately four miles east of Holt and just over a ten-minute drive from the celebrated North Norfolk Coast. "The area is nice and quiet, full of walks and bike rides to go on," the owners said. "The "castle", an English heritage site, is just up the road." Baconsthorpe Castle, as it is known, is actually the remains of a fifteenth century manor house once owned by the Heydon family, a prominent Norfolk dynasty, for several generations.

"We are also only a ten-minute drive to Holt which has some lovely shops and restaurants and also summer festivals, and we are also only fifteen minutes to nearby seaside towns like Sheringham and Cromer and, my favourite, Weybourne, where you can have a beach dog walk and then get a drink and some great food from the Dun Cow Pub."

The city of Norwich is twenty-six miles by car from where there is a direct rail link to London Liverpool Street, and also where Norwich International Airport provides a convenient worldwide gateway via Schiphol Airport.









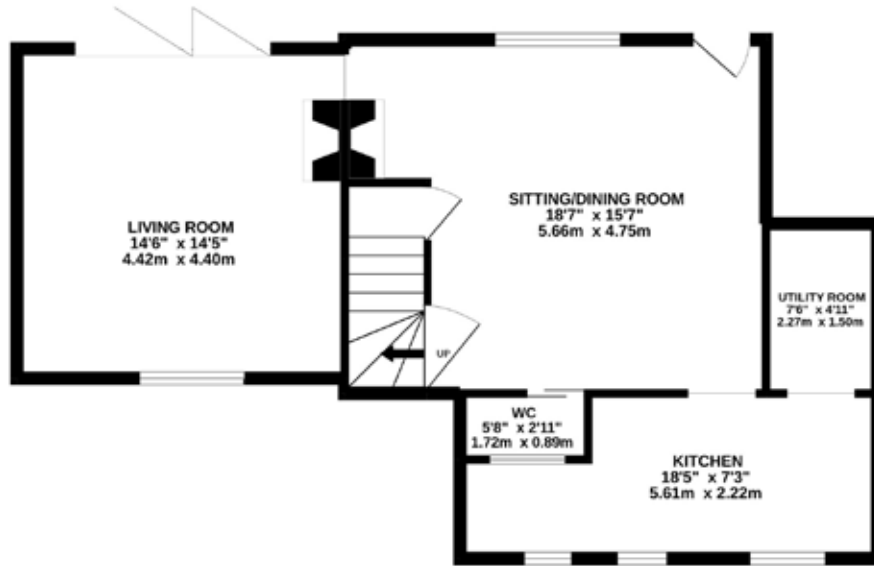




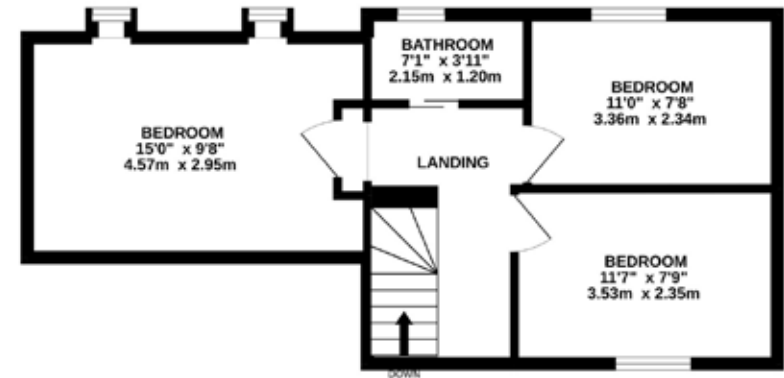




**GROUND FLOOR**  
658 sq.ft. (61.2 sq.m.) approx.



**1ST FLOOR**  
424 sq.ft. (39.4 sq.m.) approx.



**TOTAL FLOOR AREA : 1082 sq.ft. (100.5 sq.m.) approx.**

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Agents notes: All measurements are approximate and quoted in metric with imperial equivalents 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. \* These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent. Printed





### On The Doorstep...

The market town of Holt is ideally located for access to the North Norfolk coast with its miles of unspoilt coastline. There is easy access to major trunk roads with access to both High Kelling, Sheringham and Cromer. Holt is in an area of outstanding natural beauty along with all the amenities including supermarkets, restaurants and local shops, the areas nearby are famous for the wonderful coastline, wildlife and scenery. Blakeney, Cley are close by. There are several golf courses, bird reserves and national trust properties nearby. The educational facilities include the private Greshams School for boys and Girls from preparatory through to sixth form and Beeston preparatory school.

### How Far Is It To?...

The rapidly expanding Norwich airport to the north of the city offers extensive European flights with most destinations via Schiphol. There is a local railway station at Sheringham with connecting trains to London Liverpool Street from Norwich. The picturesque scenic route of the North Norfolk Railway runs from Sheringham to Holt and there is racing at Fakenham and Newmarket, golf at Royal Cromer, Sheringham, Mundesley and the Links at West Runton.

### Services

OFCH, Mains - Water & Drainage  
 North Norfolk District Council  
 Council Tax Band C £1806.31 PA

### Agents Note

Driveway is shared with number 65

### Tenure

Freehold



Fine & Country Fakenham Office  
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		83   B
69-80	C	73   C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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