



Gorse Hill House
Sheringham | Norfolk | NR26 8NL

PERIOD PROPERTY



With a setting in the sought-after coastal town of Sheringham, this stunning individually designed detached family home stands on a tree-lined road only minutes from the town centre and beach. A wonderful example of 1920s architecture, the property retains a number of highly desirable features from the period including exposed ceiling beams, original fireplaces (one housing a wood burner) and panelled doors. The accommodation comprises four bedrooms and a family bathroom on the first floor and, on the ground floor, a sitting room, dining room, and kitchen/breakfast room. The property has the benefit of an attached garage and a great sized attic room with Velux windows with integrated blinds and views across the golf course and out to sea. Outside there is a shingled driveway to the front of the property with off-street parking and an enclosed lawned area, while gated access either side of the property leads to the large terraced rear garden with established planting.







- Undoubtedly the prettiest road in Sheringham with a plethora of stunning period properties
- A wonderful example of an Arts and Crafts residence retaining delightful period features throughout
- Four bedrooms
- Two great sized reception rooms, one with wood burning stove
- Newly fitted kitchen with "Stoves" range cooker
- Fantastic natural light throughout the house with multiple aspect windows
- 24 ft X 14ft attic room with Velux windows offering further accommodation potential
- Single garage and well planted good sized garden
- PP to extend kitchen and to add first floor en-suite and dressing room above the garage
- Total Accommodation extends to 1896sq.ft
- Energy Rating D

Elegance and Space

"We instantly fell in love with its oldy worldly charm, the lovely period features and the sense of openness the house gives you inside and out," the present owners said when talking about what attracted them to the property. "We believe Gorse Hill House was designed and built in the 1920s for a wealthy banker and our home is a wonderful example of architecture from the Arts and Crafts movement, with a brick herringbone pattern on its front façade, and oak timbers and a patterned brick pillar around the porch area."



The setting of the house is amazing; the town of Sheringham is less than a ten-minute walk, with the seafront just beyond and Franklin Hill, one of the highest points in Sheringham and a walker's dream opposite giving lovely wooded views from the front garden.

"Inside, the home still has all its original features, including bevelled glass doors, original coving, thick wooden skirting, solid wide floorboards (where exposed), and timber beams in the dining room. As you enter the house, you are greeted by a bright hallway with a lovely wooden staircase leading to the upper galleried landing. Off the hallway are the lounge and dining rooms which are flooded with light and retain that homely feel providing relaxing family spaces.

"The recently newly fitted kitchen is finished in a walnut and grey effect and includes contemporary glass and stainless-steel sink, integrated appliances, pull out larder, lots of storage, and a lovely gas range. It further leads through to the utility area, home to the laundry with views to the downstairs courtyard garden. The kitchen also has its original wood and glass serving hatch shelving above. "In the sitting room there is a multi-fuel burner, and the room has an amazing "turreted" shaped bay window. Across the hall into the dining room, you are greeted by beams of dark wood and another lovely brick feature fireplace - this room also has double doors opening out into the courtyard area."

"The open staircase leading to the first floor has a dark wood handrail and bannisters leading to a large landing window with views of the spectacular garden. A further three steps take you to the upper landing from which the bedrooms and family bathroom lead off. The bathroom is located at the end of the hallway, with a lovely old metal bath with, old style taps and a separate walk-in power shower. The master bedroom is a large and very bright room which has the same footprint as the sitting room below with its lovely bay window shape, while next door is the fourth and smallest bedroom which is currently used as our home office."

The very large and light loft bedroom which runs the full length of the house, is accessed from the upstairs hallway via a set of pull-down stairs; this room is perfect for storing all those "not used so much but can't get rid of" items that we all have, or as a kids "sleepover" bedroom as you can take the stairs up from within the room and shut it off with a solid board/floor panel."

"A new heating system and radiators were installed which are still under guarantee until September this year. The heating is controlled by a Hive thermostat with the advantage that it can be turned on and off remotely by your phone so no coming home to a cold house after a trip away!"

"The exterior walls of the house have been sprayed with Wethacote, a no maintenance, water proof coating that has as 20 year guarantee remaining.

Outside

"A gravelled front drive greets you when you enter the property with space for two cars, and a lawned area with flowerbeds and flint stone edging. The single garage houses the power/electric meter and boiler, and the upper garage floor is accessed via a hatch and a ladder (not pull down)) ideal for storing "those may come in handy items that all men seem to have". Gates either side of the property lead through to the terraced rear garden where there is a greenhouse and small shed. "Once outside in the garden, which is approximately 150ft. in length, there is a real sense of "open space" with the trees and sky all around you.

The garden is terraced into five separate areas, mainly laid to grass with shingle paths and flower beds dividing it up, which makes it a lovely place to go for a relaxing wander. There is a large old oak tree to the back of the garden which provides much needed shade during the very hot days that Sheringham experiences. And once you reach the back fence, you can look over and see the town of Sheringham in front of you and the sea beyond. The plot is approx. 0.25 acre. To the left is Sheringham Golf Course, and to the right you can see Beeston Bump and West Runton."

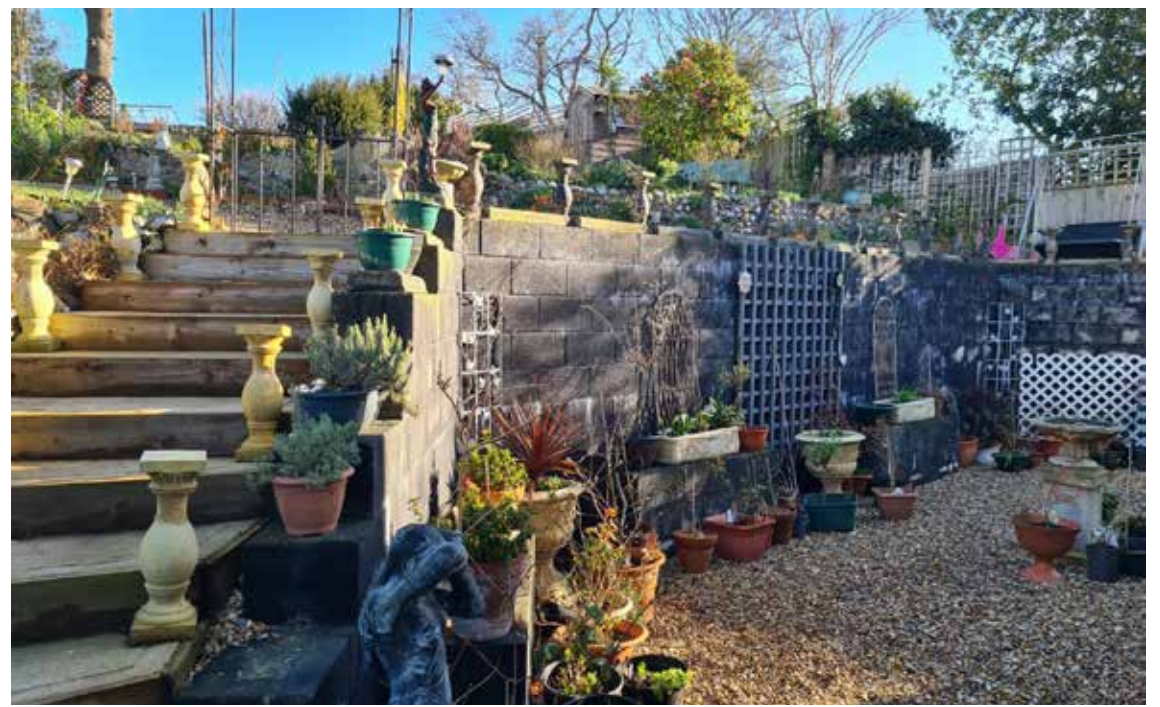




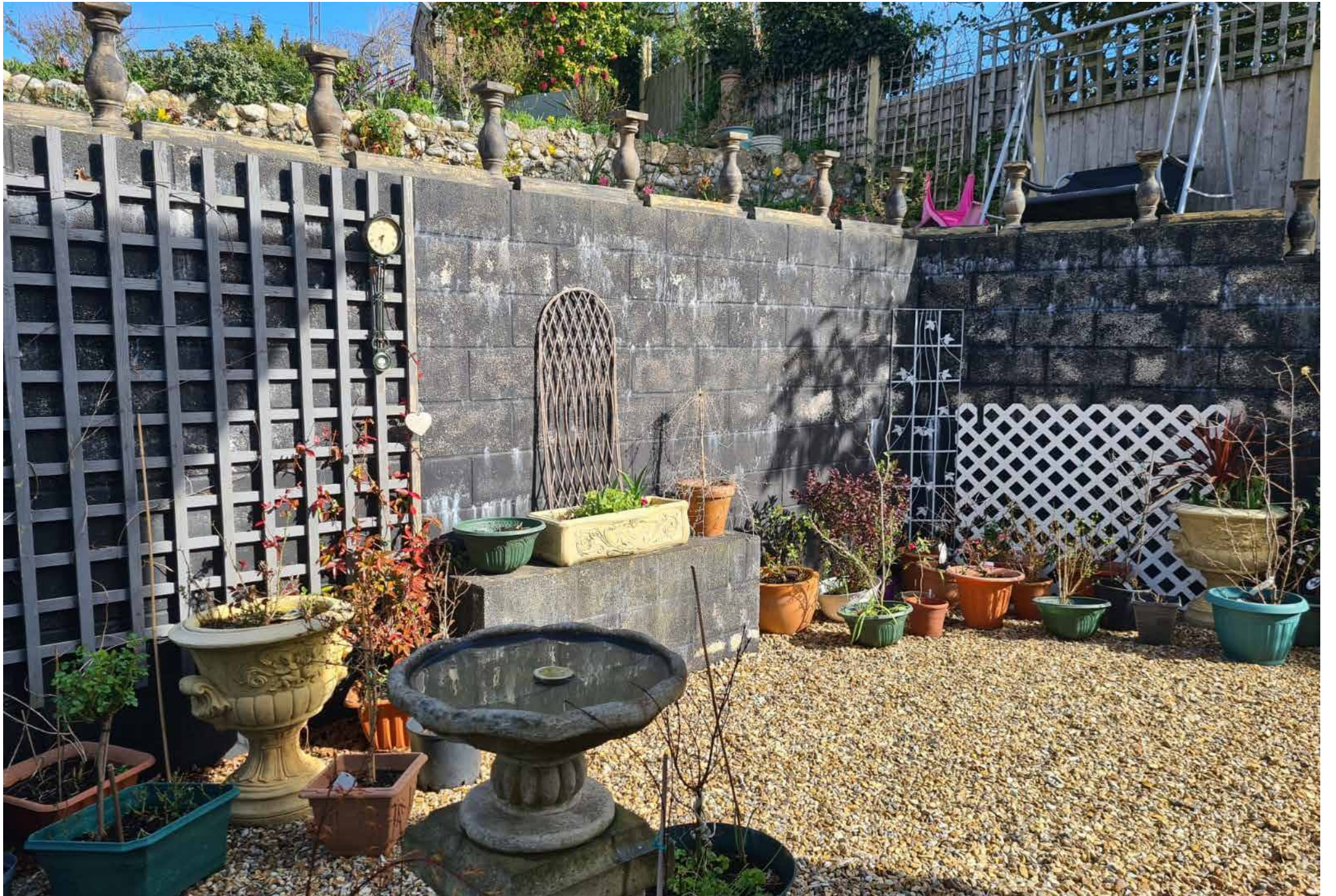






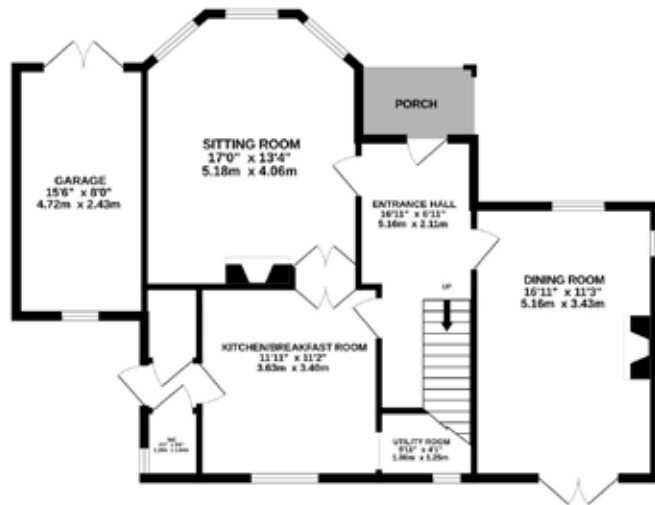




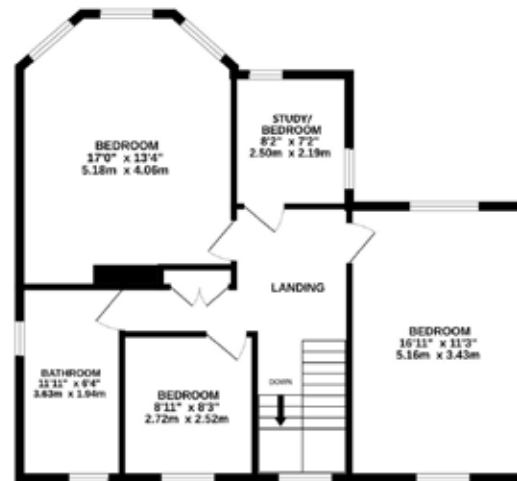




GROUND FLOOR
848 sq.ft. (78.8 sq.m.) approx.



1ST FLOOR
747 sq.ft. (69.4 sq.m.) approx.



2ND FLOOR
301 sq.ft. (28.0 sq.m.) approx.



TOTAL FLOOR AREA : 1896 sq.ft. (176.2 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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Out and Around

"We fell in love with Hooks Hill for its location and for the old-style neighbourhood that goes with it – the neighbours were the icing on the cake for us, so friendly, genuine and caring," the owners said. "Sheringham itself captures your heart with its beautiful surroundings, old town feel, numerous walks with or without your four-legged friends, breath-taking sea views and its friendly inhabitants. You get so many smiles and hellos whenever you go out!"

Sheringham is a pleasant and picturesque North Norfolk coastal town surrounded by woods and heathland with a good range of shopping facilities and quaint back streets. The town still has an old fishermen's quarter where crab boats are moored on the beach below the promenade. "We're close to the shops and other amenities like the GPs surgery and the dentist, and also close by is Sheringham Park with Sheringham Museum on the seafront, where you can also find old time shops, an amusement arcade and so many places to stop for a bite to eat, have a chat or just relax and breathe in all that clean Sheringham air."

"There's a mainline rail link to Cromer and Norwich with trains connecting to London and Cambridge. And there are numerous bus routes linking to Norwich, and also a coastal bus route."

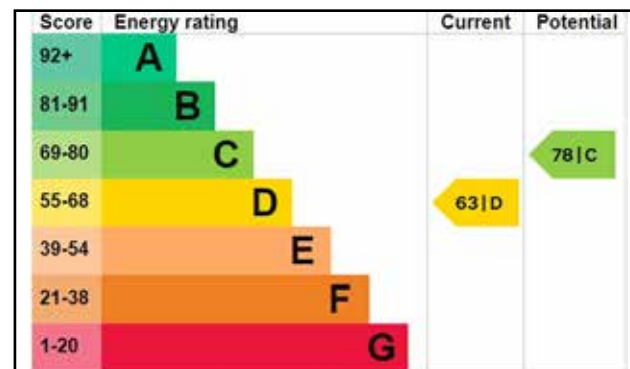


Services and District Council

GFCH, Mains - Water & Drainage
 North Norfolk District Council
 Council Tax Band F

Tenure

Freehold



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