

EH

EXQUISITE
HOME



A SENSE OF ELEGANCE

This immaculate Grade II listed late Victorian gem offers six spacious bedrooms, five modern bathrooms, and a sense of charm and character that simply cannot be replicated and which sets this property out from anything else in the popular sea-side resort town of Cromer. Once used by the Bishop of Norwich as his summer residence, and having played host to the likes of Sir Ernest Shackleton and former PM Alec Douglas-Hume, the property has since seen a varied history but has now been lovingly restored by the current owners who sought to bring back the sense of elegance and space originally envisioned by its Victorian and Edwardian architects.

Cromer is only one of a dozen or more popular attractions along the north Norfolk coast, which includes the Norfolk Broads, various areas of outstanding natural beauty, a number of National Trust and heritage sites, and, less than a twenty minute drive away, the suburb Georgian town of Holt, where you will also find one of the region's leading independent schools, Gresham's School, which is also one of the only schools in East Anglia to offer the prestigious and increasingly lauded International Baccalaureate degree. The medieval city of Norwich is about a forty minute car journey from the property, and is home to one of the country's top universities, as well as a thriving city centre with an endless number of chain and independent shops, restaurants and cafes. The city is also home to an international airport offering regular flights to the Continent. Theatre lovers will enjoy the wonderful Norwich Theatre Royal, with its varied programme which often includes travelling West End productions, and book lovers will find that "the city of stories" has a wealth of wonderful bookshops and art galleries to peruse and explore.





Constructed in 1893, the semi-detached property is dominated by its tall, imposing brick and flint exterior. Stone steps lead up to the impressive front façade, where the central section almost resembles a kind of castle turret that reaches towards the sky. "There's no other building in Cromer quite like it," muse the current owners when reflecting on what originally attracted them to the property. "We loved the sheer size of the property, and also the unique architecture: it's quite an imposing house and we just fell in love with it." The grand proportions of the property's Victorian/Edwardian roots carry through to the interior of the property, where the entrance hall is both welcoming and resplendent with tall windows that allow plenty of natural sunlight to flood the space. The period charm of the property is immediately evident, with exposed original flooring and an original period fireplace both giving a sense of the elegance and detail which characterise the whole of this rather special home. To the front of the house is the formal sitting room, where the current owners often find themselves relaxing after a busy day. "We enjoy the space and the light in the sitting room, as well as the features, like the fireplace." With two large bay windows that look to the front and side of the property, the room gets plenty of natural light throughout the day and makes a perfect place to read or just to sit at the window and watch the world go by. Back across the hallway is the large formal dining room, which enjoys yet more exposed original floorboards and an original fireplace; and floor-to-ceiling windows really amplify the sense of grand elegance in this room. Completing the ground floor is a small study that is accessed by a separate staircase from the lower ground floor.

The lower ground floor offers more informal living spaces, including a spacious kitchen with a dedicated breakfast space in the large, angular bay window. "The kitchen is a complete suntrap," say the current owners. "It's just lovely to sit at the breakfast table and relax, take in the sun's rays, and look at the garden through the big window. It's a really private view and it's so nice to sit there with your morning coffee." The kitchen itself includes a U-shape bank of fitted units with an integrated electric hob, which is supplemental to the large gas-fired range cooker which is set into the recess created by a previous fireplace. The kitchen also opens through into a handy utility room, where the access to the ground-floor study is also found. In the centre of this floor is a second, large sitting room, with a modern electric fireplace and a door to the rear garden. The current owners note that the formal rooms on the ground floor are ideal for entertaining, but add that the more casual spaces on this floor "allow you to move around easily: the second sitting room means you can choose to either retreat and keep some privacy, or you can be up in the middle of it all. It really gives the house space and flexibility." Finally, there is also a large bedroom with a private en-suite shower room on the lower-ground floor level, which is ideal as a guest bedroom but could also make the perfect office or play room.



A Sunny Disposition



“...there’s a sense of the elegance and detail which characterise the whole of this rather special home...”



“...we often sit and watch the ships at sea or watch the mood of the sea change; it’s always different...”

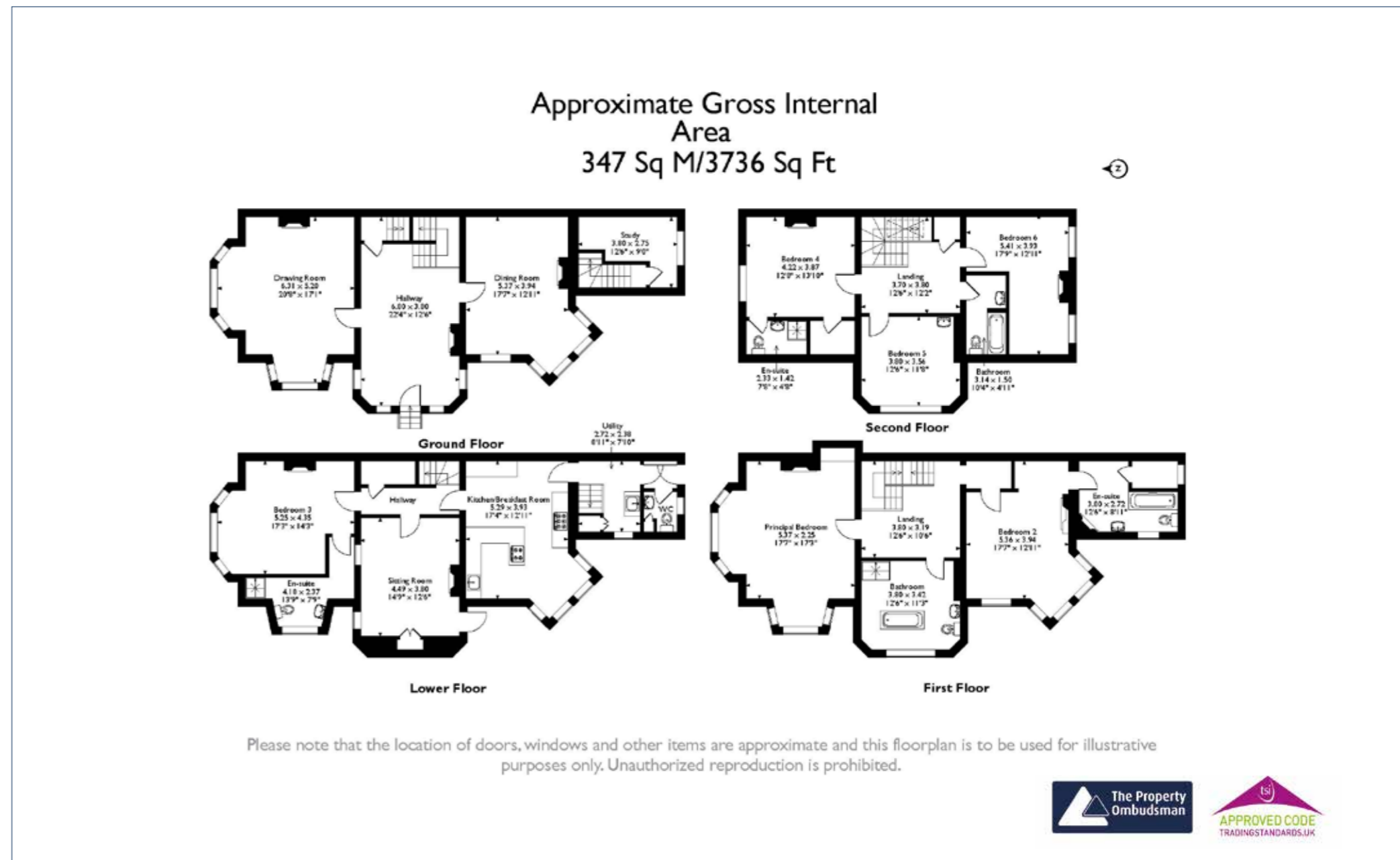
Two generous bedrooms, including the stunning principal bedroom, are found on the first floor. The second bedroom is large and enjoys the extra space offered by that angular bay, original exposed wooden flooring, an original, ornate fireplace, and elegant proportions. With its own en-suite bathroom, the bedroom is perfectly set up for guests. The principal bedroom, named the “gold bedroom” by the current owners, was previously used as the Bishop of Norwich’s private receiving room, but has been designed by the current owners to be a fabulous principal bedroom with an enormous amount of space and light through two bay windows. While not en-suite, this bedroom has exclusive use of the main bathroom next door, which is modern and bright with a freestanding bath and a large walk-in shower. Three further bedrooms are found on the second floor. One of the bedrooms is a further large double with a private en-suite shower-room, the other two bedrooms share the use of the family bathroom.



LOCATION

The garden is described by the current owners as “very versatile, especially because it has lots of levels to it: there’s the sunken area outside the kitchen, which is a surprising sun trap and a lovely place to sit on a warm morning with a cup of coffee. There’s also big areas of paving where we have sun loungers, a BBQ and a space to dine al fresco.” They also add that there is lighting that illuminates sections of the garden in the evening, making the garden feel especially romantic, and a perfect place to sit and talk with friends after a busy day at the beach. The garden itself is peppered through with various interesting species of trees and shrubs, including a large monkey puzzle tree and a few fruit trees. To the side, there is currently space to park two cars off road, but the current owners note that there is potential to slightly alter the layout of the drive and garden to create more off-road parking.

The property itself sits in a mostly residential area in the popular seaside resort town of Cromer, with its famous pier offering award-winning year-round entertainment and hosting various local and international acts. The pier is famous for being instrumental in the development of entertainer Bradley Walsh’s career, and the summer-long Cromer Pier Show is considered a “must-see” for the whole family. The property is less than a ten-minute walk from this famous attraction, and it is also within a short walk of a number of other attractions and amenities, including various pubs, bars and eateries, a cinema, grocery stores, a doctor’s surgery and a wealth of other independent shops and businesses. Additionally, a short walk to the west of the property will lead to a large playing field, skate-park, and a wood which is ideal for walking. Just beyond the play park is Cromer Station, with trains that offer regular services to Sheringham and the medieval city of Norwich, where a single transfer to a London-bound train will take you to Liverpool Street Station in less than two hours. The current owners note that “all these things come together to make it a nice, convenient small town to live in.”



All measurements are approximate and quoted in imperial with metric equivalents and for general guidance only 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 must not be inferred that any item shown is included with the property. 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 and should not be relied on without verification and do not necessarily reflect the views of the agent. Registered in England and Wales, Company Reg No.10931078 Exquisite House, Alton Business Centre, Wherstead, Ipswich, Suffolk, United Kingdom, IP9 2AX.



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