



THE STORY OF

Norfolk House

West Beckham, Norfolk

SOWERBYS



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Norfolk House

Sheringham Road, West Beckham, Norfolk
NR25 6PF



Substantial, Contemporary Residence

Extensively Remodelled and Renovated

Two Independent Homes

Stylish and Contemporary Interior Design

Highly Versatile and Adaptable Space

Landscaped Gardens

Extensive Off-Road Parking

Five Flexible Bedroom Options

Three Reception Options Over Two Floors

Delightful Village Setting



SOWERBYS HOLT OFFICE

01263 710777

holt@sowerbys.com





“Our clients embraced the challenges of making Norfolk House an innovative home.”

A substantial, contemporary residence perfectly fit for a modern lifestyle whether you are looking for a home which can provide an income through holiday lets, or you need independent space for two generational living.

Norfolk House is a unique and substantial residence which spans an impressive 2,382 sq. ft. of space, set out over two floors and incorporating two independent homes which may be adapted to suit a wide variety of needs and desires.

Fundamentally created to provide two distinct homes - within a single building - this fascinating residence has been skilfully created by the present owners

with great flair and style. The meticulous and extensive remodelling, and renovation, of an existing residence saw the creation of a very special home which embraces a modern lifestyle and can cater for a wide variety of needs.

The project to do this has been executed with a strong and bold contemporary style, both inside and out, with a stylish interior throughout, efficient installations and distinct render and cladding elevations.

Inside, the accommodation is currently ‘zoned’ into two distinct areas set out over a ground floor level and a lower ground floor level. This unique and innovative arrangement makes the most of the undulating plot it occupies.





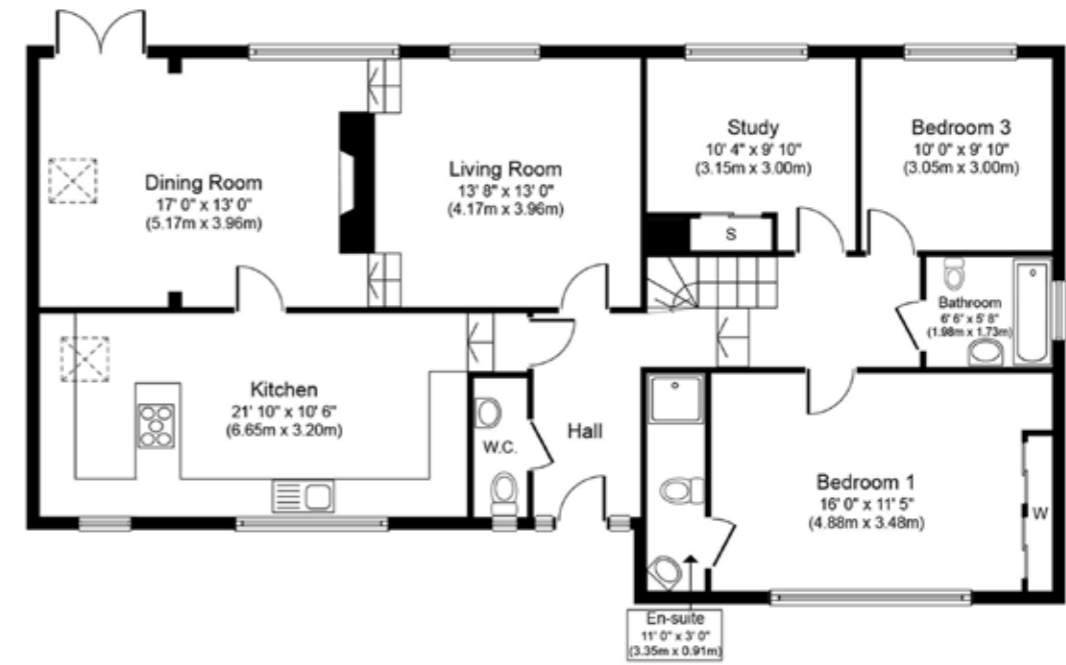
The ground floor area spans just over 1,300 sq. ft. of split-level accommodation and is filled with natural light, thanks to newly installed aluminium framed windows and doors, and enjoys elevated views over the grounds.

A central hall features a guest WC and steps lead down to a stylish new kitchen/breakfast room. This impressive space incorporates a comprehensive range of Shaker-style cabinets capped in crisp granite worktops, a breakfast bar peninsular, and a comprehensive range of integrated appliances.

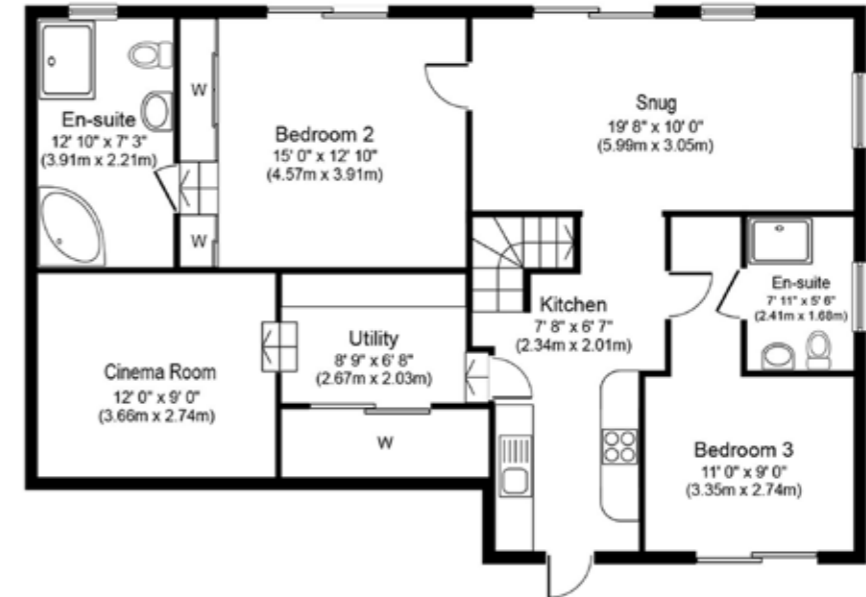
Set across the rear of the ground floor, and cleverly separated by a double-faced wood burner and steps, is a spacious dining room with a vaulted ceiling section and a formal living room. This unique space creates a sumptuous entertaining area which benefits from direct access onto a raised sun terrace.

Off the hall, a wing of bedrooms includes a substantial principal suite with fitted wardrobes and a luxurious en-suite shower room. There are two further double bedrooms which are served by a new, luxurious family sized bathroom.





Ground Floor
Approximate Floor Area
1,316 sq. ft.
(122.3 sq. m.)



Lower Ground Floor
Approximate Floor Area
1,066 sq. ft.
(99.1 sq. m.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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 or tenant. 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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Moving down to the lower ground floor level, and accessed both independently but also internally from the ground floor, you will find a further 1,066 sq. ft. of space - currently arranged as a self-contained, two-bedroom residence. Continuing with the home's contemporary style and theme, this impressive area enjoys direct access out onto the rear garden and terrace.

A modern fitted kitchen features integrated appliances and leads through to a garden level living room with floor mounted wood burner. A principal bedroom features extensive fitted wardrobes, direct access onto the rear garden and sumptuous en-suite bath and shower room. A second double bedroom also features an en-suite shower room.



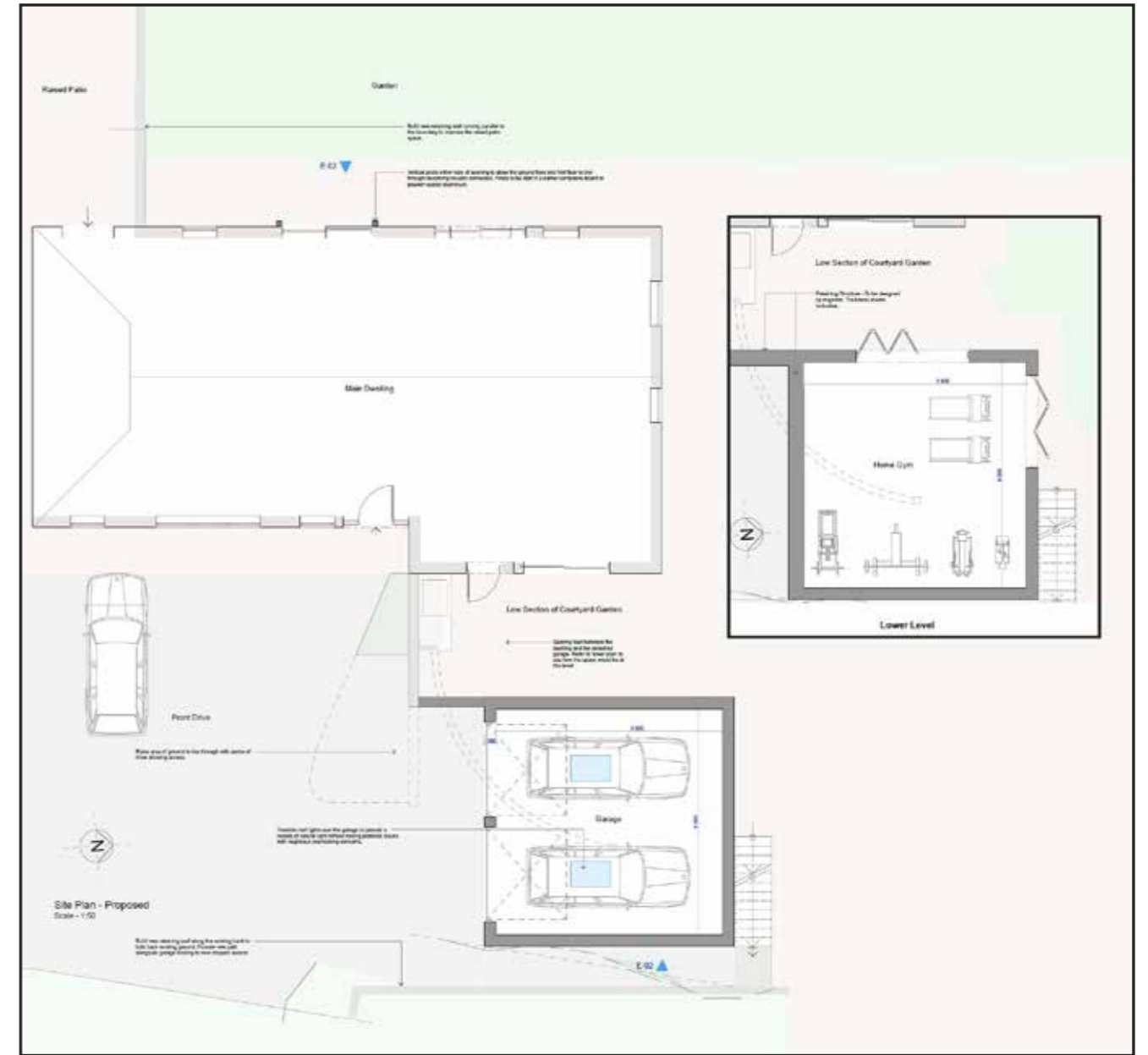
To complete the lower ground floor, and support the main residence, is snug, a utility room - with flexible storage options, and a cinema room.



Norfolk House occupies a generous and undulating plot which naturally flows with the contours of the land. At street level a private hardstanding provides ample off-street parking options whilst a gated driveway leads down to a lower section of independent parking and access to the lower ground residence. There area further storage options plus a substantial timber framed store/ workshop.

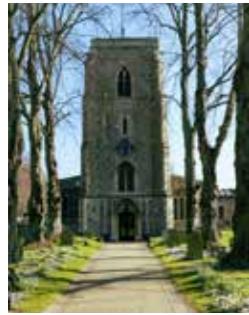
The rear garden enjoys a sunny south-westerly aspect and features an extensive paved terrace that spans the rear of the building. The terrace looks out over a shaped lawn that is enclosed by panelled fencing and mature shrub/tree borders.

To one side there is also a raised sun terrace with a glazed balustrade which provides a unique and inviting entertaining area.



STERNE
DESIGN
Architecture | Design | Studio

ALL THE REASONS



West Beckham

IN NORFOLK
IS THE PLACE TO CALL HOME



Located in the village of West Beckham, Norfolk House enjoys a delightful semi-rural outlook whilst the coastal destinations of Sheringham and Cromer are just a short drive away, with the Georgian market town of Holt and Gresham's Independent School just five miles to the west.

West Beckham is a pretty rural village, set within beautiful Norfolk countryside. Built in 1891 from the ruins of East Beckham Church and West Beckham Church, St Helen and All Saints Church is located centrally within the village of West Beckham. Just down the road from the church you'll find Wheatsheaf, a traditional pub, restaurant, and bed and breakfast, the perfect place to conclude a Sunday morning walk through the countryside.

Just a few miles away are the sandy beaches of Sheringham and Cromer and the picturesque Georgian market town of Holt.

At the heart of Sheringham is a thriving high street with a parade of independent shops peppered with plenty of tourist stops offering sugary treats and colourful postcards. Park at the top of the hill, next to the heritage North Norfolk Railway, which runs steam and diesel

trains to Holt in the summer months, and wind your way down to the seafront where a stunning Blue Flag pebble and sandy beach awaits for an indulgent hour spent stone-skimming.

At the end of the high street stands the Sheringham Little Theatre, a real local treasure which attracts an illustrious cast of actors from the nationals and is renowned for a vibrant summer rep season and glorious Christmas panto. The Hub, in the theatre's foyer, is a fantastic community café and place to catch up on neighbourhood news.

Locals love to celebrate the town's heritage, with a week of Viking themed events in February, a shared Crab and Lobster Festival with Cromer in May and an all-out carnival in August.

After the bustle of town, step away from the crowds and head along the Norfolk Coastal path to the top of Beeston Bump, just 15 minutes out of town, and immerse yourself in nature as you survey stunning views over the North Sea, Sheringham and West Runton. Or for an even bigger adventure, head to Sheringham Park and take the Repton Walk to the Gazebo for 360° views across the surrounding countryside.



Note from Sowerbys



"This is a substantial, stylish and versatile home."

SOWERBYS



SERVICES CONNECTED

Mains water and electricity. Drainage via a septic tank. Oil fired central heating.

COUNCIL TAX

Band E.

ENERGY EFFICIENCY RATING

C. Ref:- 6310-8120-2009-0386-9226

To retrieve the Energy Performance Certificate for this property please visit <https://find-energy-certificate.digital.communities.gov.uk/find-a-certificate/search-by-reference-number> and enter in the reference number above.

Alternatively, the full certificate can be obtained through Sowerbys.

TENURE

Freehold.

LOCATION

What3words: ///charities.brambles.iteration

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