



THE STORY OF

# Stonebeck

*Gunthorpe, Norfolk*

SOWERBYS

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# Stonebeck

Swanton Road, Gunthorpe,  
Norfolk, NR24 2NS

- Individual, Detached Village House
- Glorious Grounds of 1/4 Acre (stms)
- Elegant and Stylish Interiors
- Upgraded Kitchen and Bathrooms
- Four Double Bedroom Options
- Detached, Self-Contained Holiday/Guest Cottage
- Extensive Off-Road Parking
- Wonderful Open Countryside Vistas
- Prime Village Setting

SOWERBYS HOLT OFFICE  
01263 710777  
holt@sowerbys.com



“...many good friends have been made by embracing the thriving village community.”

Classic brick and flint elevations adorn this modern yet traditional home and perfectly complement the wonderful gardens that it occupies.

‘Stonebeck’ is an impressive, detached four bedroom residence of modern build, yet displaying attractive and characterful elevations that blend in perfectly with its glorious and mature plot of around 1/4 acre (stms). Nestled in the heart of Gunthorpe, a prime north Norfolk village set just away from the coast and close to the Georgian market town of Holt.

Built to an original design, this fine home offers elegant and stylish accommodation that has been extensively improved by the present owners, and is set across two floors, plus a highly versatile period outbuilding that currently performs very well as a holiday let cottage. The total accommodation across the two buildings extends the overall living space to over 1,750 sq. ft.

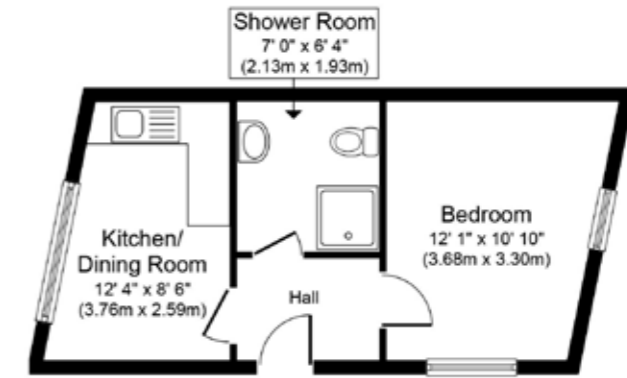


The main residence features balanced and well-proportioned accommodation which includes a spacious, dual aspect living room with wood-burner, a wonderful country kitchen with elegant 'Shaker' cabinetry and open-plan garden room and combined dining area which fully embraces the glorious rear garden and a separate utility room with guest WC.

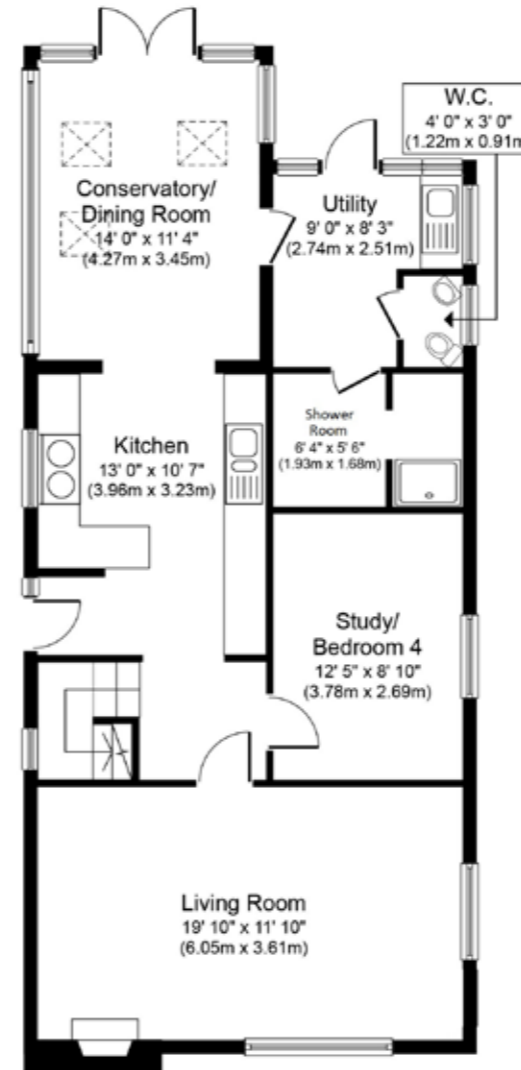
The ground floor is completed by a versatile room which is currently utilised as a study/hobby room, but could easily be adapted to provide an accessible bedroom, and benefits from an adjacent shower room.

The first floor features three balanced double bedrooms with the principal bedroom enjoying a luxurious en-suite bathroom. A modern family sized bathroom serves bedrooms two and three.

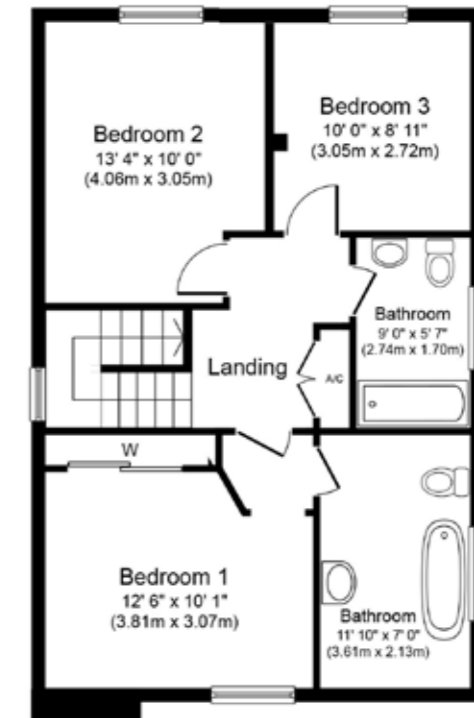
Detached from the property is a charming guest/holiday cottage which has been cleverly created from a period outbuilding. This delightful cottage features an open-plan kitchen and reception, a double bedroom and shower room. Presented and dressed in excellent order, this charming space has been a successful source of income through short term holiday lets but could also provide guest/family/annexe accommodation.



**Annex**  
Approximate Floor Area  
295 sq. ft.  
(27.4 sq. m.)



**Ground Floor**  
Approximate Floor Area  
857 sq. ft.  
(79.6 sq. m.)



**First Floor**  
Approximate Floor Area  
617 sq. ft.  
(57.3 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.

What really elevates this fine property is its glorious plot, which extends to around 1/4 acre (stms). To the front of the property is a carriage driveway and sweeping front courtyard, set behind attractive brick and flint walls. This area features extensive off-road parking and is dressed with colourful shrub/flowering beds. There is also access and parking for the guest/holiday cottage.

The wonderful rear garden is fully enclosed by attractive brick and flint walls and enjoys open south-easterly views over rolling countryside. As keen and accomplished gardeners the present owners have lovingly created magnificent gardens for the house to enjoy, and which feature a delightful balance of formal areas, rewilding to stimulate the local wildlife and an abundance of the 'good life' with vegetable plots, a greenhouse and herb garden.

“From the rear terrace you can look out over the garden and take in views of the rolling hills beyond.”

A sun terrace off the back of the house provides the perfect entertaining space. A collection of garden buildings including a greenhouse provide the all-important support and practical space needed for such a fabulous plot.

Situated in the heart of Gunthorpe, a most sought after traditional north Norfolk village, Stonebeck is located conveniently close to the Georgian market town of Holt and the coastline.



ALL THE REASONS



# Gunthorpe

IN NORFOLK  
IS THE PLACE TO CALL HOME



A small rural village, Gunthorpe is tucked away between Fakenham and the north Norfolk coast close to Thursford.

keep you entertained including the thriving independent Central Cinema, a perennial favourite with locals. Enjoy a fun glass-blowing session with the kids at Langham Glass, reconnect with nature at Pensthorpe or blow the cobwebs with a walk at nearby Sculthorpe Moor.

Thursford has a church, a public house, garage and Thai restaurant. It's also the home to the famous Thursford Collection of steam engines, old funfair rides and organs. A visit to its Christmas spectacular gives a West End theatre excursion a run for its money.

For something fancier, dress up to the nines and enjoy a day out and a flutter at Fakenham Racecourse, or team up with your playing pals for a round at Fakenham Golf Club, set in and around the racecourse.

Fakenham is a short drive away and it has a cinema and supermarkets, a busy Thursday street market and a monthly Farmers Market. The Georgian market town of Holt is only eight miles away with a wide range of shops, boutiques and eateries, amenities and Gresham's School. The North Norfolk Coast with its long sandy beaches and salt marshes are also nearby.

Make time to explore the Fakenham Lancaster Heritage Trail, a series of 32 plaques which bring the town's industrial past to life. Originally a vibrant agricultural centre, during the 19th century Fakenham rose to prominence as a major centre for printing – spot the printing blocks which have been set in the surface of the market place and date back to 1250. The stallholders still set out their wares every Thursday with a farmers' market on the last Saturday of the month.

Out of working hours, there's plenty to



Note from Sowerbys



“There’s a seamless connection felt with the surrounding countryside and wildlife.”

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### SERVICES CONNECTED

Mains electricity and water. Drainage to septic tank. Air source central heating. Fitted solar panels.

### COUNCIL TAX

Band E.

### ENERGY EFFICIENCY RATING

D. Ref:- 6539-2127-9000-0829-4206

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: /// ///headrest.lotteries.attend

These particulars and measurements whilst believed to be accurate, are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give representation or warranty in respect of the property.

# SOWERBYS



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