Happisburgh Manor
Happisburgh, Norfolk
A magnificent butterfly winged manor house set in 12 acres with coastal views

Features
- Oak paneled sitting room and drawing room
- Dining room and breakfast room
- Games rooms
- Study
- 8 bedrooms
- 6 bathrooms
- Ground floor bedroom with en suite bathroom
- Heated swimming pool
- Hot Tub
- Gardens, paddocks and stables
- Fine sea views
- In all about 12 acres

Driving Distances (approx.)
- Norwich 18 miles
- Wroxham 8 miles
- Stalham 5 miles
- North Walsham 7 miles
Situation
The village of Happisburgh is situated on the north east Norfolk coast with its excellent sandy beaches and is renowned for Happisburgh lighthouse which was built in 1791. There is access to Happisburgh clifftops and down to the beaches from the land that forms part of Happisburgh Manor. The village of Happisburgh has excellent local facilities including a school, post office, village shop and public house. There is a magnificent 14th century church and the north Norfolk coast is classified as an Area of Outstanding Natural Beauty offering excellent opportunities for bird watching, coastal walks and sailing and is renowned for its long sandy beaches. There is a train station at North Walsham with connections to Norwich where there are intercity trains going to London Liverpool Street in under 2 hours. Norwich has an expanding airport and is connected by the recently fully dualled A11.

Description
Happisburgh Manor is a wonderful Arts & Crafts style house designed by Detmar Blow and built for Albemarle Cator, the head of a prominent local family. Its “butterfly design” is a wonderful example of a 4 winged “butterfly
plan” house and was designed to take full advantage of the views along the coast. Listed Grade II as being of outstanding architectural and historic interest, the house has been extensively renovated by the present owners and now has the benefit of spacious accommodation together with a good range of outbuildings, heated swimming pool, hot tub and sauna along with charming gardens and paddocks.

The ground floor is an intriguing design with each wing providing spacious living accommodation. The south wings contain a large dining room and sitting room. The north wings offer a kitchen and dining/living room and there is also a separate bedroom with en suite on the ground floor accessible from the courtyard.

On the first floor are 3 bedrooms all with en suite and a further 4 bedrooms sharing 2 bathrooms. On the second floor are a number of rooms together with sauna and a further bathroom.

The house stands in 12 acres of grounds with terraces on two sides, one leading to the heated swimming pool and summer house and there are paddocks and stables as well.
Directions NR12 0AB
Leave Norwich on the A1151 Wroxham Road and drive through Wroxham, continue to Stalham. Just before Stalham turn left onto the B1159 signposted towards Walcott and also signposted to Happisburgh. At the T junction turn left again and follow this road, ignoring the first turning to Happisburgh. Passing East Ruston church on the right, continue towards Walcott and turn right at the next crossroads, sign posted Happisburgh 1.5 miles (sign posted towards Ridlington to the left). Follow this road into the village of Happisburgh, the road bears sharply to the right in the village and after a short distance the drive to Happisburgh Manor will be found on the left hand side, immediately after St Mary's Church Room.

Local Authority
North Norfolk District Council, Band: G, Annual Cost: £2,518.90 (2014/15)

Services
Mains water and electricity are connected and private drainage.

Fixtures & Fittings
Items regarded as fixtures and fittings including carpets, curtains, light fittings, kitchen appliances and garden ornaments are excluded although these items may be available by separate negotiation.

Viewings
Strictly by prior appointment with sole agents Jackson-Stops & Staff. If there is any point which is of particular importance to you, we invite you to discuss this with us, especially before you travel to view the property.
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TOTAL APPROX. FLOOR AREA 10086 SQ.FT (937 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and 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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