



THE STORY OF

# Gorse Hill House

*Sheringham, Norfolk*

SOWERBYS



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# Gorse Hill House

16 Hooks Hill Road, Sheringham, Norfolk  
NR26 8NL



Four Bedroom Detached Residence

Individual Period Home

Arts and Crafts Charm and Character

Four Individual Bedrooms

Elegant Formal Receptions

Modern Kitchen and Bathroom

Attached Garage and Off-Road Parking

Generous Garden of Around 0.20 Acre (stms)

Highly Desirable Location

Convenient for Town and Beach



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“Originally built for a wealthy London banker in the early 1920’s, the property retains many Arts & Crafts features.”

A distinguished and handsome, period residence poised elegantly in one of Sheringham’s most desired locations enjoying a peaceful and discreet environment, yet so close to the vibrant town centre and the glorious beach and coastline.

‘Gorse Hill House’ is a handsome, detached period residence originally commissioned and built in the early 1920’s for a wealthy London banker. This distinguished and individual home perfectly captures the classic, period of architecture of its time and showcases a

wealth of the ‘Arts & Craft’ movement that flourished and preceded the Victorian era.

Spanning two principal floors plus a highly versatile loft room, the useable space spans just over 2000 sq. ft. and boasts a wealth of character and individuality. A sheltered entrance opens into a delightful hall with an elegant turning staircase. Off the hall, an impressive dining room features a three-section bay window, a fireplace with wood-burner and beautiful fitted cupboard with serving hatch to kitchen.





A charming sitting room with a triple aspect features a highly ornate open fireplace (currently capped), exposed beams and wooden floors. French doors from the sitting room provide direct access onto the rear terrace and garden. A modern kitchen resides at the rear of the house and is supported by a utility room and guest WC.

To the first floor there are four, individual bedrooms. Notably, the principal suite features almost identical dimensions of the dining room and a three-section bay window with elevated views. A well-presented family sized bathroom serves the bedrooms.



On the landing area a pull-down ladder provides easy access to the second-floor loft room. Spanning the entire width of the house, this spacious and highly versatile room features two Velux windows and is fitted with power and lighting.







“Living here has provided so much peace and tranquility. The neighbours are lovely and the location is central - it’s less than 10 minutes into town.”



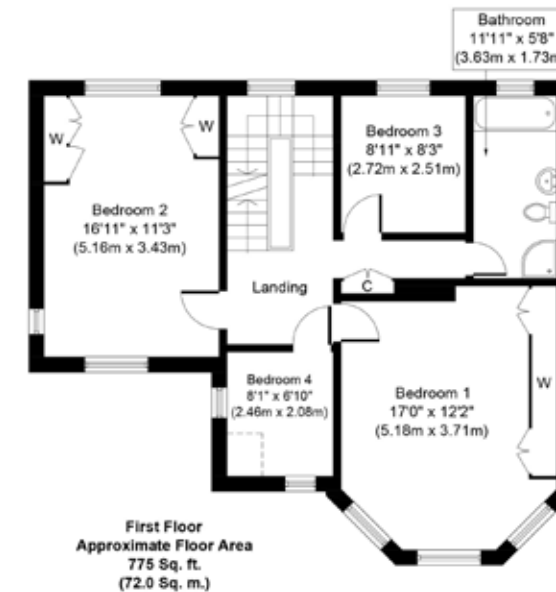
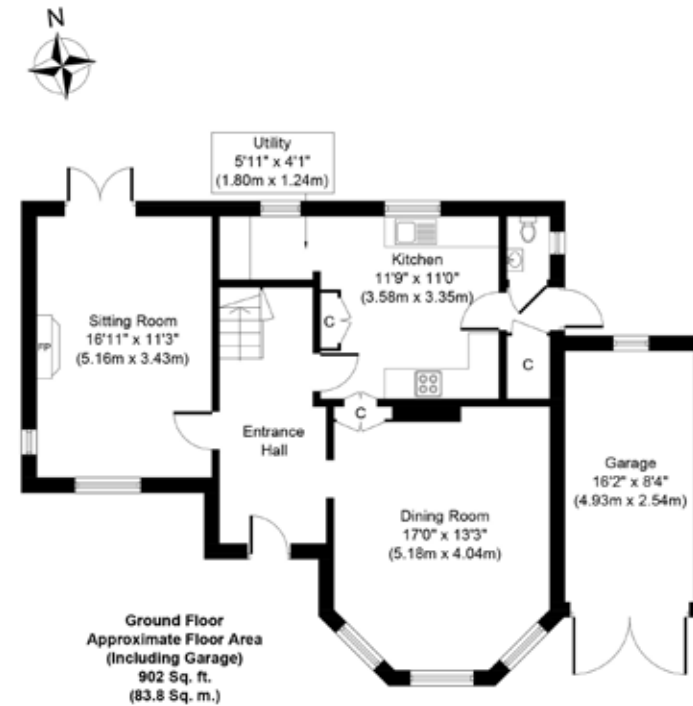
A gravelled front drive provides off street parking for two cars, whilst a lawned area with colourful flower beds sits on front of a small south facing terrace. The single garage houses the power/electric meter and boiler, and the upper garage floor is accessed via a hatch and a ladder.

Gates either side of the property lead through to the terraced rear garden where there is a greenhouse and small shed. There is a charming walled courtyard garden area, providing a tranquil setting ideal for relaxing and entertaining. The garden gently rises above the house and is terraced into separate areas. Mainly laid to lawn with shingle paths and flower beds dividing it up, the garden is a peaceful haven and very well established.

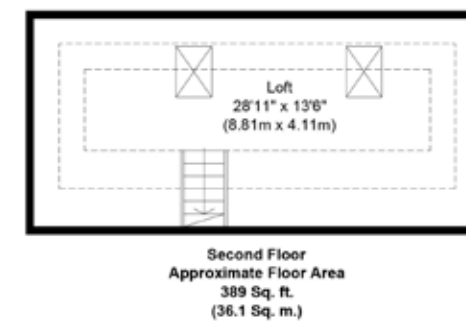
“We love the fresh air and wide open space, we are much more ‘out-doorsy’ since living here.”

Extending to around 150’ in length, the garden rises high above the road level. From the rear boundary stunning, elevated views can be enjoyed over the town of Sheringham and the sea beyond. The plot is approx. 0.20 acre (stms).

Located on ‘Hooks Hill Road’ Gorse Hill House is nestled amongst established and distinguished homes that flank a peaceful, tree-lined street scene. Home to some of the finest and grandest residences of the town, this desirable and much-admired location is perfectly placed to embrace the unique and diverse lifestyle Sheringham provides with town conveniences, a vibrant social scene and of course the delights of the beach and coastline.



☐ Reduced headroom below 1.5m / 5'0"



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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ALL THE REASONS

# Sheringham

IS THE PLACE TO CALL HOME



Sheringham's motto, 'The sea enriches and the pine adorns', sets the scene for all that this traditional seaside town encompasses.

Historians believe a Viking warlord settled his tribe in the area c.900, and the area later became a farming and fishing community.

The arrival of the railway in the early 19th century saw the town's population surge and the landscape evolve with a delightfully eclectic range of architectural styles. Today, the station sits on the mainline rail link to Norwich and onwards to London or Cambridge – whichever track you follow, it's an unbeatable coastal commuter town to come home to.

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.

Learn more about the relationship between sea and land at the town's museum, fondly known as The Mo, where retired lifeboats reflect the past and a showcase of the Sheringham Shoal Offshore Wind Farm presents the future of the coastline.

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 – what a wonderful town to call home.

Note from the Vendor



A walking route towards Sheringham.

“We love all the walks Sheringham has to offer.”

THE VENDOR



## SERVICES CONNECTED

Mains water, electricity, gas and drainage.

## COUNCIL TAX

Band F.

## ENERGY EFFICIENCY RATING

D. Ref:- 0360-2889-7270-2577-3515

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: ///mountain.defrost.golf

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# SOWERBYS



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