



S

THE STORY OF
Danum House
Overstrand, Norfolk

SOWERBYS



S

THE STORY OF

Danum House

22 Pauls Lane, Overstrand,
NR27 0PE

Seven Bedroom Residence

Landmark Arts and Crafts House

Illustrious History and Important Previous Owners

Retaining a Wealth of Period Features

Three Principal Receptions

Large Kitchen/Breakfast Room

Versatile and Highly Adaptable

Glorious Landscaped Gardens

Prime Coastal Position

Off Road Parking

SOWERBYS HOLT OFFICE

01263 710777

holt@sowerbys.com



“We are lucky to have records of the people who have left their footprint on the house’s history.”

A distinguished, landmark residence with an illustrious and long-standing history located in Overstrand ‘The Village of Millionaires’.

‘Danum House’ at Overstrand started life in the mid 1700s as a small cottage perched in a coastal position on the edge of the village. Through over 250 years of time and ownership the property has served as a ‘nursery hospital’, a boutique bed and breakfast, and a private residence to several noteworthy people.

In the early 1800s it was home to the

noted Doctor Michael Beverley, and later purchased and enlarged by the ‘Countess of Yarborough’ and her husband John Maunsell Richardson. He was considered the finest ‘gentleman rider’ of his time and won the Grand National twice in the late 1800s. Later the house was home to authoress, Florence Barclay.

Showcasing classic architectural features and design of the ‘Arts & Crafts’ movement ‘Danum House’ perfectly celebrates and champions Overstrand’s strong connection to that era.





Set on a bold corner plot the house is set predominantly over two floors and extends to over 4,000 sq. ft. Heavily adapted and extended over the years, the house now provides no less than seven bedroom options and several wonderful receptions. Despite the extensive adaptations over the years, the house remains remarkably intact and much of its features and character from the 'Arts & Crafts' era have been retained thanks to the passion of our sellers.

Notable features include intricate panelled walls, ornate internal doors, stained glass windows, and a fine collection of open fireplaces.

The ground floor features a wonderful central hall, which gives access to three principal receptions. The triple aspect morning room is a real 'Art & Crafts' showpiece with panelled walls, archways, beamed ceiling, and classic open fireplace. A unique feature, which we understand may have been utilised during the war when important meetings may have taken place in the room, is a listening chamber which connects to an upper room.

Further principal receptions include a wonderful dual aspect room, which has french doors to a sun terrace and a feature bay window looking over the gardens. A spacious snug/lounge provides a cosy and informal living area.

There is a large kitchen/breakfast room, which is supported by a spacious utility and laundry room. Further accommodation on the ground floor includes a suited bedroom, a further bedroom, a spacious bathroom, and a garden room. Off the hall steps drop down to a cellar.



In addition to the two ground floor bedrooms, the first floor is home to no less than five bedrooms and four bath/shower rooms. The principal suite enjoys a triple aspect with a spectacular bayed window, fitted wardrobes and an en-suite shower room. There are two further suited bedrooms, and a family sized bathroom serves bedrooms four and five.

“The sound of silence has been one of our favourite things about living here.”





‘Danum House’ sits in established grounds on a bold corner plot. Ornate brick and flint walls enclose a spacious front garden with paved walkways and soft landscaping. On the east elevation there is off road parking for several cars.

Directly off the rear of the house is a wonderful walled courtyard area, which provides the perfect place for outside entertaining. It features an expansive paved sun terrace enclosed by high walls, which provide shelter and privacy.

“...look across the lawn to Danum House, wondering about all the illustrious people who have lived there.”



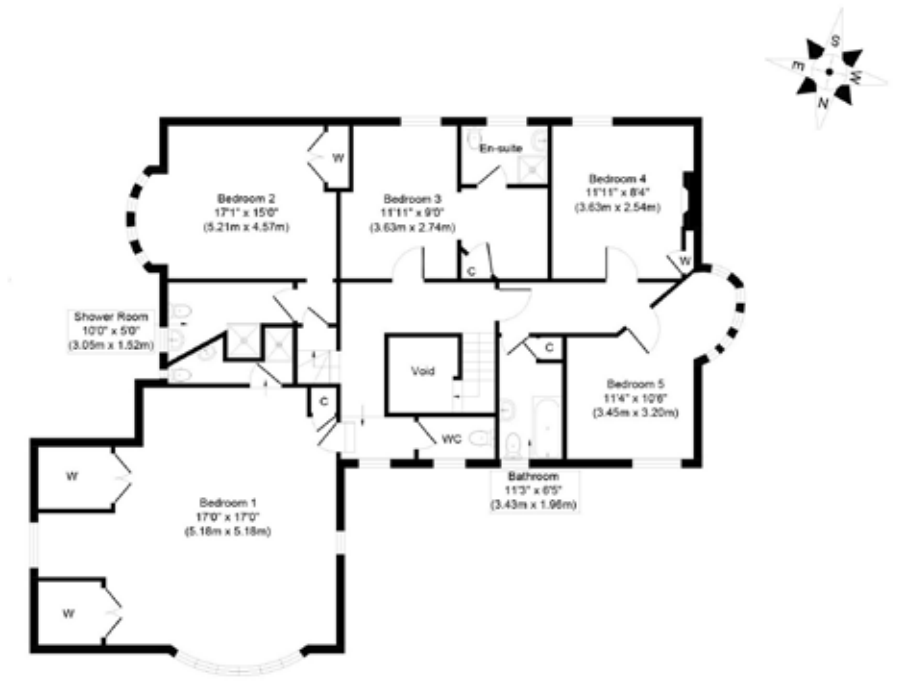
Through an ornate arched opening, the courtyard extends through to a delightful lawned garden. A paved sun-terrace runs alongside an attractive brick wall and looks out over a lawn which is flanked and bordered by well-stocked shrub and flowering beds. A mature section of trees line the rear boundary to provide a colourful and leafy backdrop whilst ensuring privacy and shelter.



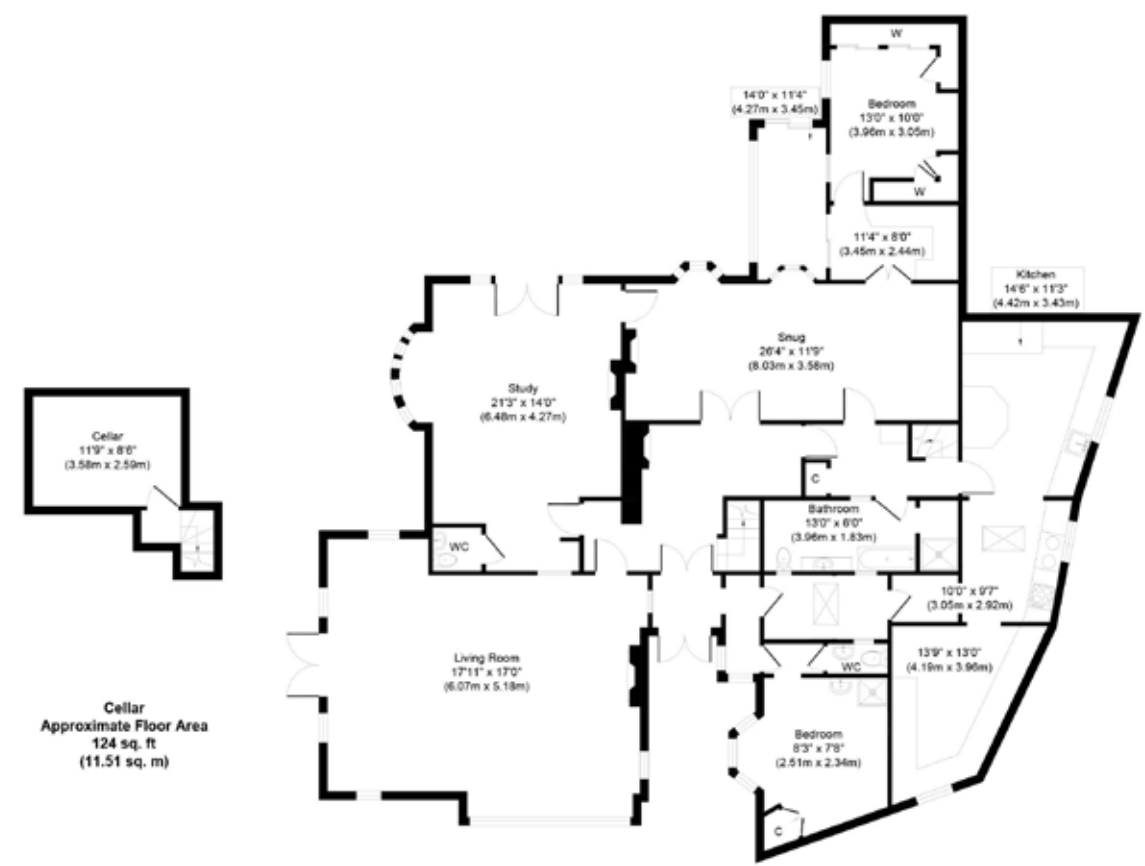
Danum House occupies a bold corner plot on Pauls Lane in Overstrand. A quiet residential location, this area is just a short stroll from the array of amenities of Overstrand and the rugged heritage coastline. A Designated Area of Outstanding Natural Beauty, Overstrand is a wonderful place to live with coast and country and an abundance of culture with a strong community.



“Pop out of the front door, walk down the pretty Pauls Lane, and within two minutes you’re standing on the cliff top facing the sea.”



First Floor
Approximate Floor Area
1509 sq. ft
(140.19 sq. m)



Cellar
Approximate Floor Area
124 sq. ft
(11.51 sq. m)

Ground Floor
Approximate Floor Area
2373 sq. ft
(220.45 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.

Copyright V360 Ltd 2022 | www.houseviz.com

ALL THE REASONS

Overstrand

IN NORFOLK
IS THE PLACE TO CALL HOME



Once a sleepy fishing village, until the London journalist and travel writer, Clement Scott, came to visit in

1883. He fell in love with the area and called it 'Poppyland'. A number of Scott's well-to-do London friends were enticed and some bought land in the village to build second homes, earning Overstrand the name 'Village of Millionaires'. The pioneering architect Sir Edwin Lutyens designed Overstrand Hall and The Pleasaunce here. When the original occupants of The Pleasaunce, Lord and Lady Battersea, died in the 1930s the grounds were sold off. This property was built within the former kitchen garden, and whilst the part-walled gardens are now mainly ornamental, they retain a number of original features, including 12ft high handmade, Italian wrought-iron gates, apple, pear, rose and laburnum pergola walks and a head gardener's office.

The village of Overstrand stands on the north Norfolk coast, which is designated as an area of outstanding natural beauty. There is a strong and long standing community feel within the village with a wide variety of social events, clubs and activities. The village, which is part of what is sometimes called Poppyland, offers a sandy beach, shop, post office, an excellent 'Gastro' public house and hotel. A bus service passes through the village to the neighbouring resort towns, including Cromer where more comprehensive facilities can be found including the tallest parish church tower in the county, museums, a variety of shops, cinema, galleries and cafes. There are good transport links via bus and train to Norwich (30 minutes) and onto London (2 hours) and there is a regional airport at Norwich. Sporting facilities include The Royal Cromer Golf Club and Cromer Lawn Tennis and Squash Club, which offers some of the finest grass courts in the country. There are opportunities for sailing at Blakeney and on the Norfolk Broads.



Note from the Vendor



Cromer Pier

“The golden sands stretch for miles and Cromer Pier is seen in the distance... This is what city dwellers dream of!”

THE VENDOR



SERVICES CONNECTED

Mains water, electricity, gas and drainage. Heating via gas fired central heating.

COUNCIL TAX

Band A.

ENERGY EFFICIENCY RATING

D. Ref:- 2000-6291-0822-0324-3173

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

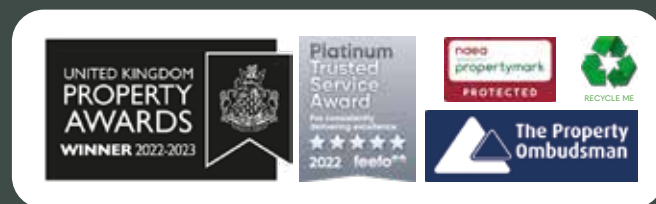
Freehold.

LOCATION

What3words: ///monorail.inherit.snipe

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



Sowerbys Estate Agents Limited is a company registered in England and Wales, company no: 05668606. Registered office 54 Westgate, Hunstanton, Norfolk, PE36 5EL