



THE STORY OF

3 Brewery Yard

Hanworth, Norfolk

SOWERBYS

S

THE STORY OF

3 Brewery Yard

3 Gunton Park, Hanworth,
Norfolk, NR11 7HJ

Grade II Listed Cottage

Two Double Bedrooms

Period Details and Sash Windows

Parking and Garage

Stunning Parkland Setting

Shared Outdoor Swimming Pool and Woodland

Walking Distance to Gunton Arms and Suffield Arms

SOWERBYS HOLT OFFICE
01263 710777
holt@sowerbys.com



“Our favourite aspect of our home has been the oak beams, high ceiling and the clear night skies.”

Georgian splendour, classic architectural symmetry and a magical location of the rarest and most discreet kind come together to create a unique and very special home.

3 Brewery Yard is a Fine, Grade II listed cottage, nestled within the splendid and historic grounds of Gunton Hall. This unique and enchanting setting is enjoyed by just a small selection of individual homes that have been expertly created within the Hall and its ancillary buildings.

Dating back to the late 19th century this handsome cottage and surrounding buildings were brought back to life in the 1980's by Kit Martin who had the vision and passion to save the estate and create a collection of distinguished homes that

enjoy the surroundings of a 1,000-acre deer park.

Brewery Yard is a small and exclusive cluster of cottages set just to the north on the main hall each with their own character and features. Having been extensively renovated and upgraded by the present owner the cottage now provides stylish and elegant accommodation that is set over four floors and extends to around 1,200sq ft.

The ground floor is an impressive open plan living area that enjoys a dual aspect and delightful vistas over the rear garden from over-sized sash windows and french doors. This expansive room incorporates a lounge area with Oak floors and a modern fitted kitchen with breakfast bar peninsular and integrated appliances.



Stairs from the lounge area lead down to the lower ground floor level. This unique split-level area provides further reception/bedroom space that is highly flexible and spacious at over 440sq ft. Off the main room is a utility room and WC which we believe has been created within one of the many tunnels that would have connected to the hall.

The first floor is home to the two double bedrooms each featuring impressive vaulted and beamed ceilings and oversized windows that provide plenty of natural light. Set between the two bedrooms is a well-appointed, family sized bathroom. Above the principal bedroom is a cosy mezzanine floor that provides unique space ideal for a study or snug area.





The cottage boasts a wonderful, private garden at the rear that has been beautifully landscaped to provide a discreet and peaceful setting. A sunken paved sun terrace looks over neatly tended shrub and flowering borders.

In front of the cottage a pretty, communal courtyard provides sheltered reception and access to a single garage with parking in front. The garage has its own fused electrical supply and has a dedicated supply point for EV charging.



The cottage features a shared outdoor pool, which is available to residents who are members of the Grove Association and have paid the associated membership fees, as well as a 15-acre ancient woodland. As a resident of Gunton Park, you are also allowed to walk around the deer park and woodland by kind permission of the landowners. This grants access to enchanting walks and the highly renowned Gunton Arms.



Gunton Park was built for Sir William Harbord after he inherited the estate in 1742, and throughout the nineteenth century, Gunton was one of the great Norfolk estates. At its peak, in the nineteenth century, the estate was often visited by royalty and the hall was lent to the Prince and Princess of Wales whilst alterations were carried out at Sandringham in 1869. After the sixth Lord Suffield died in 1924 a period of decline set in. The Hon. Doris Harbord was the last member of the family to live in the house in 1980 the home was in a very sorry state; but salvation was at hand and the architect Kit Martin and his wife Sally undertook arguably the most ambitious and spectacular country house rescue of the 1980s.

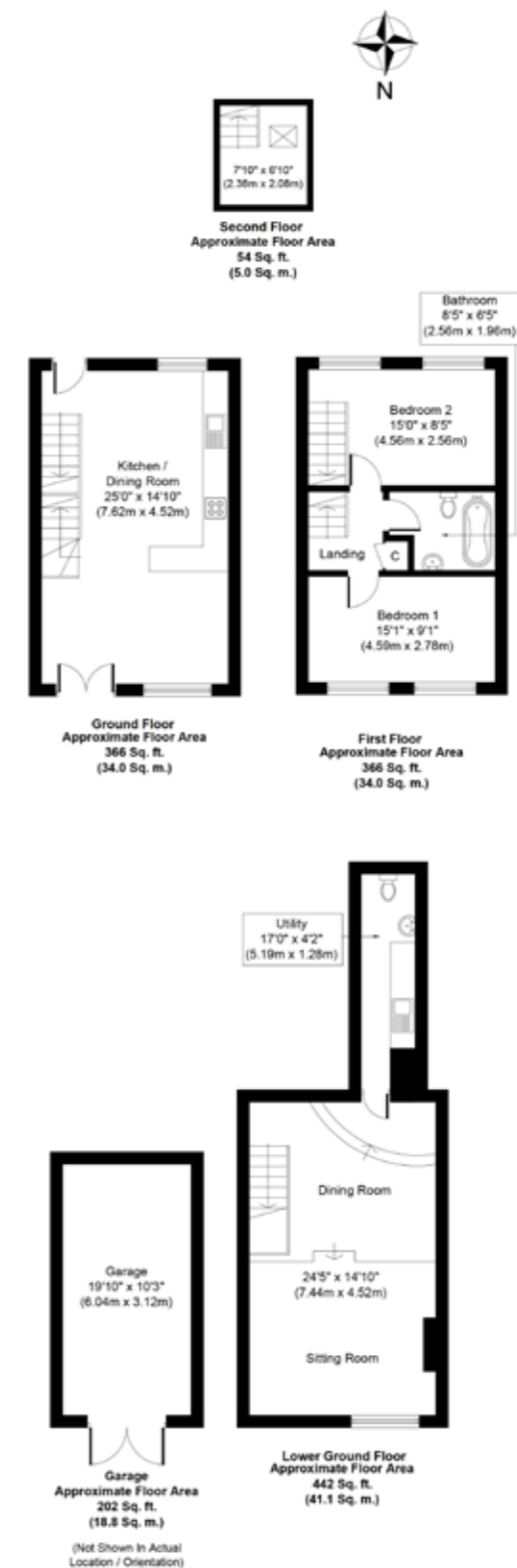


The magnificent parkland has now been fully restored, the lakes dredged and there are three herds of deer.





“We have loved being seconds from deer, sheep and the fishing lake, as well as the privacy we have here.”



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



Hanworth

IN NORFOLK
IS THE PLACE TO CALL HOME



A small village approximately 5 miles from the North Norfolk coast at Cromer and Aylsham to the south,

Hanworth is surrounded by rolling hills and fields, providing a peaceful and picturesque retreat from the hustle and bustle of city life. It's main notable attribute is Hanworth Common, the largest such enclosed common in England, which covers 35 acres and is protected by cattle grids. All residents have grazing rights; currently about 50 cattle graze on the land between May and October.

Surrounding the village, there are plenty of opportunities for outdoor activities, including walking, cycling, and birdwatching.

The nearby coast offers stunning views, with miles of sandy beaches and rugged cliffs to explore. With an elegant pier, Pavilion

Theatre and grand Victorian villas, many with panoramic views over the pebble and sand beach, it's easy to see why Cromer is so popular, and it's just 8 miles away.

Push the boat out with fish and chips from No 1 Cromer, Galton Blackiston's award winning Cromer eatery perched on the clifftop. Treat yourself to a relaxing lunch at the Upstairs Restaurant where stunning sea views meet tasty seafood, or join the queue downstairs and enjoy your takeaway sitting on the wall as the seagulls soar above you for a fully immersive 'beside the seaside' experience. Follow the slope down from the clifftop to the beach and walk the shoreline or practise your hand at an afternoon skimming stones out to the horizon line.

Hanworth is a charming and historic village, which offers visitors a peaceful retreat in the heart of the north Norfolk countryside, with the beautiful coastline not far away.



Note from the Vendor



Cromer beach.

“Moving to our home meant I was able to swim in the sea two or three times a week - refreshing.”

THE VENDOR



SERVICES CONNECTED

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

COUNCIL TAX
Band D.

ENERGY EFFICIENCY RATING
E. Ref:- 4406-6412-0002-1829-3296

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: ///stint.braked.diamonds

AGENT'S NOTE

A contribution is required for cost of repairs to the common areas, shared access, and maintenance of the swimming pool. Further information available on request.

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