



THE STORY OF

# Garden House

*West Runton, Norfolk*

**SOWERBYS**

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# Garden House

10 Renwick Park West, West Runton,  
NR27 9LX

Spectacular Coastal Residence

Extensively Remodelled and Renovated

Four Bedrooms and Four Bathrooms

Magnificent Open Plan Living Space

Self-Contained Annexe

Exquisite Interior Design

Impressive and High Specification Throughout

Beautifully Landscaped Grounds

Discreet and Private Setting

Coastal Village and Pleasant Walk to Beach

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“We love rugged beach walks to Cromer on a Sunday; this is a family ritual.”

Garden House in West Runton, north Norfolk, is aptly named thanks to its discreet and glorious plot that extends around 1/2 acres (stms).

Set in a designated ‘Area of Outstanding Natural Beauty’ and nestled between ancient woodland and rugged coastline, this spectacular home enjoys a unique environment that remains protected and unspoilt.

The present owners, established and highly regarded local builders, purchased the property in recent years with the intention of creating a special home that embraces modern living with refined interior design and space that is highly adaptable for a variety of needs and desires. Notably, the property also incorporates a fully self-contained annexe/guest accommodation.

Not only did they achieve this, but they have also excelled in every sense and created a standout home of great merit and perfectly set for a modern north Norfolk lifestyle.

Originally a humble bungalow set in a substantial plot, this discreet home has now been dramatically transformed with great flair and style to provide a unique residence that celebrates the latest in design, innovation, and efficiency.

This extensive renovation, remodelling, and extension project included all new services with a completely new heating system, new electrics throughout, new windows and doors, plus high specification kitchen, bathrooms, and interior finish.

Set on a discreet and generous plot, the property spans over 2,600 sq ft, including the garage block. Spectacular, split-level living space with vaulted ceilings and dramatic glazed gables create a home perfectly designed for entertaining on a grand scale, plus four individual bedrooms all with en-suite facilities mean that accommodating family and guests can be achieved with ease and in luxury surroundings.



The spectacular, open plan living area spans around 650 sq ft alone and enjoys a sunny and bright triple aspect over the private grounds. This remarkable space oozes style and architectural merit with full-height glazed gable, double-height vaulted ceilings, and wide bi-fold doors leading seamlessly onto an expansive dining terrace.

This immense room incorporates a lounge area, dining area, and kitchen to create a highly sociable space whilst feeling homely. The dining area flows effortlessly onto the sun terrace whilst the kitchen beams elegance with Shaker style cabinetry capped with quartz stone worktops, and breakfast bar peninsular, Butler style sink and a range of appliances. The kitchen is supported by a hidden utility and laundry room.



There are three principal bedrooms, each with their own strong identity, fitted wardrobes, and luxuriously appointed en-suites.

A fourth bedroom is incorporated into a delightful, self-contained annexe. This single level, independent area includes a stylish kitchen, lounge/dining room, and an en-suite double bedroom. From the living area, there is direct access onto a terrace and the garden.





The effortless style and attention to detail spread into the grounds of the Garden House with wonderfully established gardens that extend to almost 1/2 acre (stms). Approaching the property, you are greeted by high privacy electric gates that open onto an initial hard standing with secure parking and access to the detached garage. The substantial, brick-built garage incorporates a WC and a staircase that rises to a first-floor area. This area is currently utilized as a home office with power and lighting. It is ideal for adapting into a variety of functions subject to relevant planning consents.



Beyond the garage, a block-paved driveway rises gently to the property where extensive parking is provided, and steps lead up to the front door. The area has been neatly landscaped with colourful beds and borders.

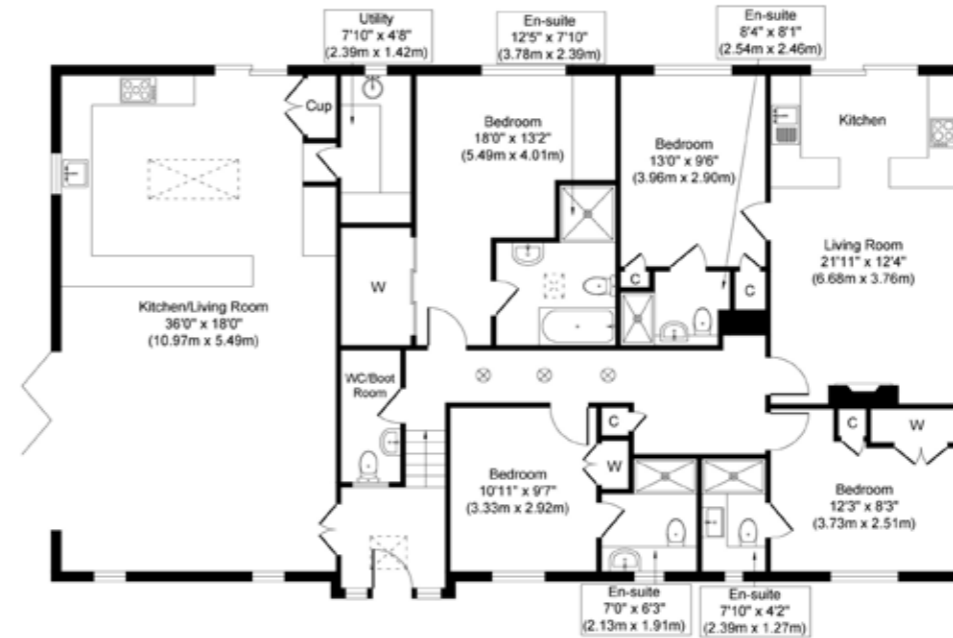


The grounds wrap around the property on all sides to create a private and peaceful environment. A raised sun terrace with glazed balustrade sits off the living area and extends the entertaining and dining options perfectly. Undulating lawns run through the garden and are enclosed by mature hedgerows. The garden rises gently at the rear where a timber-framed summer house provides a delightful resting spot. Tucked away to one side is a unique entertaining area that features an outside fireplace, seating and dining options, and a pergola set over a herringbone brick weave terrace.

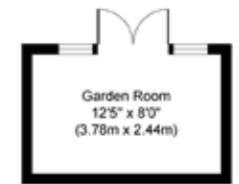




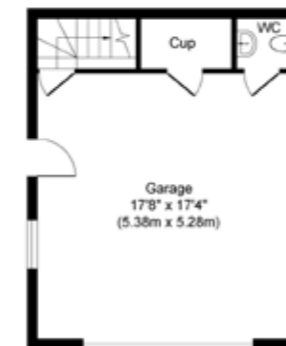
“We have immense privacy while immersed in a great community, with woodland and beach walks at our doorstep.”



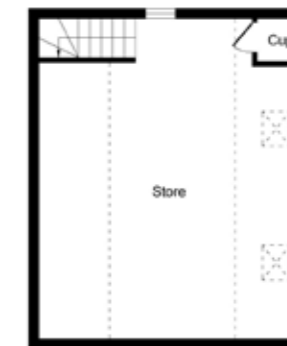
**Approximate Floor Area**  
1954 sq. ft  
(181.53 sq. m)



**Outbuilding**  
Approximate Floor Area  
99 sq. ft  
(9.19 sq. m)



**Garage Ground Floor**  
Approximate Floor Area  
370 sq. ft  
(34.37 sq. m)



**Garage First Floor**  
Approximate Floor Area  
370 sq. ft  
(34.37 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.

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ALL THE REASONS

# West Runton

IN NORFOLK  
IS THE PLACE TO CALL HOME



Nestled between the Victorian seaside resorts of Cromer and Sheringham, West Runton has good road

connections and a small railway station with regular services to Norwich. West Runton also has a pub - The Village Inn, restaurants, a post office, an independent school and village store. It also has a golf links course and there are nearby National Trust woodland walks. The village is famous for the West Runton Woolly Mammoth, a huge 6-700,000 year old fossilised elephant, discovered in the 1990s. West Runton is also home to the Hilltop Shirehorse Centre.

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 has perennial appeal to staycationers and permanent residents alike. Banksy recently visited the town on a headline-making 'spraycation' which focused the media's attention on the east side of the Norfolk coast. Spend a morning exploring the pretty boutiques and follow the lanes towards the seafront to pick up a Cromer crab

– widely regarded as one of the best found in English waters, the eight-legged crustacean still provides a major source of income for the town's fishermen and simply served with bread makes an unbeatable lunch or supper!

Or 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.



Note from the Vendor



“We have lived here for seven years, and within this time, we have transformed the property into our dream home.”

THE VENDOR



## SERVICES CONNECTED

Mains water, electricity, gas and drainage. The property also benefits from a burglar alarm.

## COUNCIL TAX

Band D.

## ENERGY EFFICIENCY RATING

C. Ref:- 9380-2382-6300-2607-4055

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

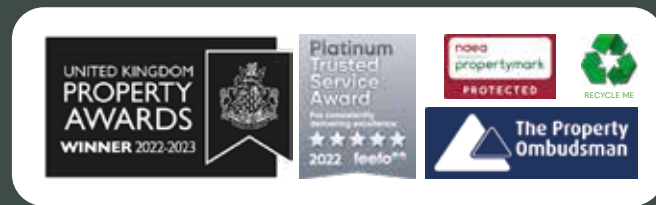
Freehold.

## LOCATION

What3words: ///fetches.canny.ombudsman

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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