

A large, two-story red brick house with a tiled roof, dormer windows, and ivy-covered walls. The house is set in a lush green landscape with trees and a lawn. The text is overlaid on the bottom half of the image.

THE STORY OF

# Cranleigh House

*Upton, Norfolk*

SOWERBYS



S

THE STORY OF

# Cranleigh House

Acle Road, Upton, Norfolk  
NR13 6GN



Former Victorian Rectory

Beautifully Renovated

Four Reception Rooms

Kitchen/Breakfast Room and Separate Utility

Eight Bedrooms, Seven En-Suites

Semi-Rural Location

Amazing Countryside Views

Mature Grounds, Sweeping Driveway and Parking

Floor Area of More Than 6,000 Sq. Ft.

Grounds Extend to Approximately  
1.4 Acres (STMS)



**SOWERBYS NORWICH OFFICE**

01603 761441

[norwich@sowerbys.com](mailto:norwich@sowerbys.com)



“The space in this home has been ideal. We’ve been able to entertain friends and community from across the world.”

Cranleigh House started life as a Rectory in 1875. Over the more recent years, it was a Bed and Breakfast. However, today we find this stunning property which has been fully renovated to created an exceptional spacious home.

The current owners wanted a home which could accommodate a plentiful amount of friends and family - for which the outcome has been perfect.





The flow of the house works beautifully with a spacious sitting room which opens through to the fine dining room- perfect for large gatherings, with the current owners having played host to four family weddings here.

If you want to escape the bustle of friends and family you can hide away in the snug or if it's work from home - there is a study ideal for this.

Furthermore, if you really don't want to be found, there is a great cellar; which asides a game of hide and seek is perfect for housing your wine. Our clients have used it to host cheese and wine parties.

The kitchen has been designed for day-to-day living as well as entertaining a host of guests. The kitchen is south facing, along with the dining area and lounge, meaning that all benefit from glorious natural light.





There should be no arguing on sleeping arrangements in this family home. The first floor accommodation has four en-suite bedrooms and a laundry room too. Both bedrooms one and two benefit from natural sunlight, both being south facing.

The top floor makes an ideal children's floor with a games room, four further bedrooms and three en-suite toilets.

“This has been an excellent family home.”

The rooms have views to the front you would find hard not to enjoy; semi-undulating countryside forever changing over the seasons.





A grand entrance, with its brick pillars and gates, draws you along the sweeping gravelled driveway with plenty of parking.

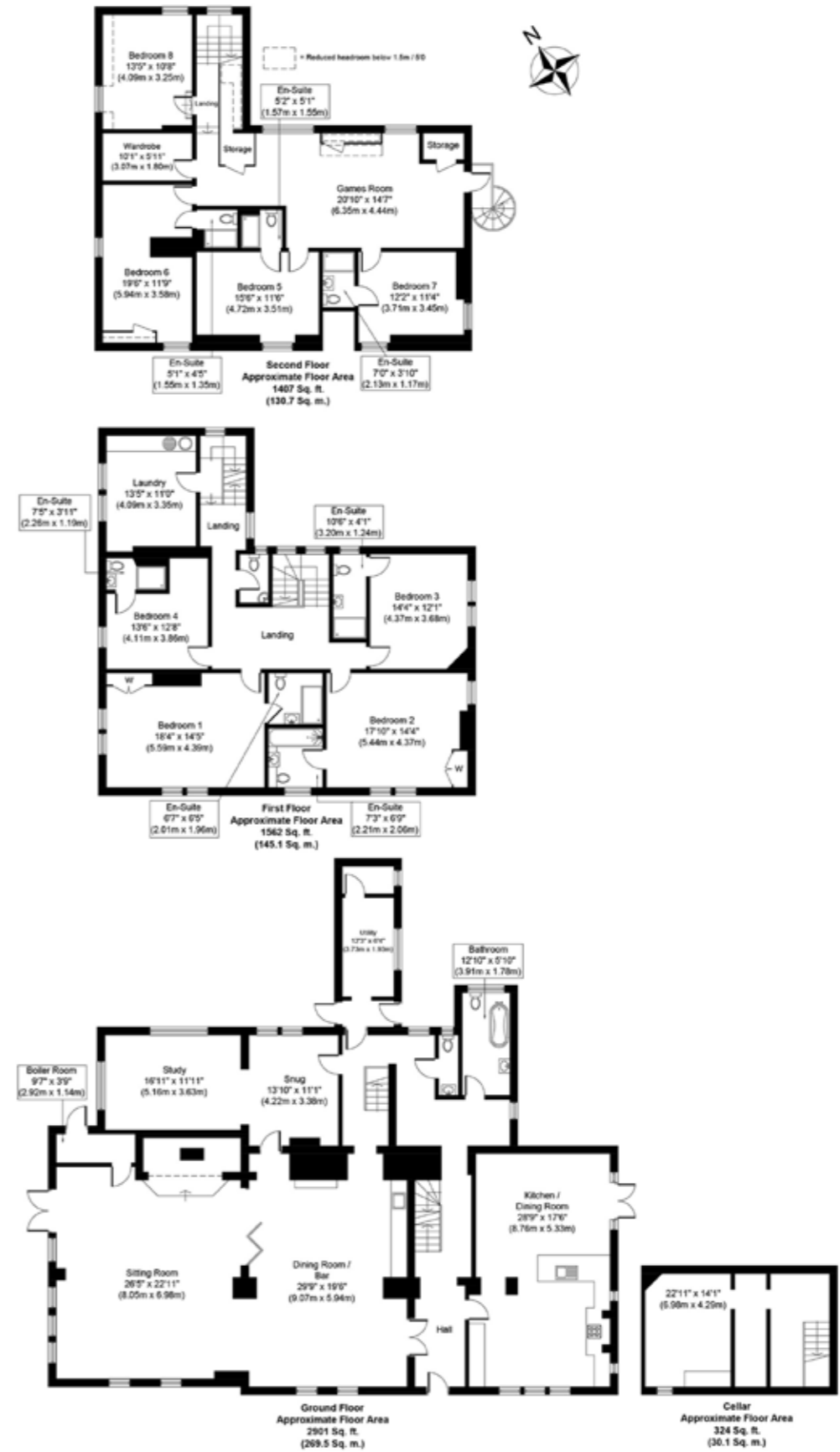
Lawn to the front and side with a mature boundary laurel hedge and post and rail fencing.

A range of specimen trees and block weave terrace to the side with access from the kitchen.

To the rear there is a small covered area with a brick well. Plenty of room to erect a cart lodge/garaging if required, for which our clients have advised planning permission has recently been acquired.

“Cranleigh House was formerly a Victorian rectory.”





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.

ALL THE REASONS



# Upton

IN NORFOLK  
IS THE PLACE TO CALL HOME



Meaning “higher farm/ settlement”, Upton is a village located on the River Bure with the Broads of Norfolk.

The village has a local pub at the centre of it, The White Horse Inn. The pub has varied food choices along with event nights, such as quizzes. The pub also has a village store, but for those wanting a possibly wider selection, the town of Acle is only a five minute car journey.

Upton is only around a 13 mile drive to the centre of Norwich, roughly 20 minutes to drive.

The ancient city of Norwich has been home to writers, radicals and fiercely independent spirits for over a thousand years, and today continues in its legacy as an enclave of culture and creativity. It’s perfectly preserved medieval streets are home to a thriving community of small businesses, a vibrant food scene and an

established arts culture. It is also a gateway to a county that continues to inspire people with its unspoilt landscapes, open spaces and big skies.

Named as one of the best places to live in 2021, Norwich lies approximately 20 miles from the coast at the confluence of the River Yare and the River Wensum, the latter still bending its way through the heart of the city. In the 11th Century, Norwich was the second largest city in the country, and today is still the UK’s most complete medieval city. Strolling through the historic cobbled streets of Elm Hill, whatever the season, the Tudor architecture retains its character and beauty. Laced with merchant’s houses, thatching, individual homes, speciality shops and small cafes, you’ll be led toward the 1,000-year-old Norwich Cathedral.

To the north of the city the University of East Anglia is a remarkable example of brutalist architecture, and the campus is also home to the Sainsbury centre, a permanent collection of modern and ethnographic art, gifted by the Sainsbury family.



**SERVICES CONNECTED**

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

**COUNCIL TAX**

Band G.

**ENERGY EFFICIENCY RATING**

D. Ref:- 6132-6321-6200-0314-0292

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.

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