



PIGLET:
"do 'you spell love?"
POOH:
"ou don't spell it.
You feel it."

THE STORY OF

Benchmark House

Sheringham, Norfolk

SOWERBYS



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THE STORY OF

Benchmark House

34 Morley Road, Sheringham,
NR26 8JE

●
Handsome Arts and Crafts House

Opulent Living Areas

Wonderful Kitchen/Dining Room

Magnificent Rear Living Area

Three Bedrooms, All En-Suite

Cellar

Wonderful Landscaped Gardens

Detached Home Office and Workshop

Generous Off-Street Parking

Elevated Coastal Views

●

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“...such a light and airy house - the garden room is our favourite spot.”

A fine, period home which not only epitomises the unique aesthetics and style of the Arts and Crafts movement, but also embraces modernity with subtle elements of luxury, ideal for a modern lifestyle.

Benchmark House is a handsome and imposing home which originally formed part of a classic ‘gentleman’s residence’, commissioned and built in 1913, with the location being chosen for its commanding and elevated position looking out over Sheringham town and to the coast beyond.

Extensively remodelled, renovated and extended by the present owners, their clear passion for period architecture whilst embracing refined and stylish interiors is evident at every turn.

A handsome and characterful façade conceals an exquisite home of the highest order, which is elegantly set over four floors and extends to around 2,000sq. ft. of habitable space.





A gabled front porch opens through to a cosy front sitting room that immediately sets the tone for the rest of the house. A delightful and calming room, it features a fireplace with wood-burner, exposed beams and wide plank painted floorboards.

Ornate glazed double doors from the front sitting room reveal a snug/study area that is semi-open plan to the kitchen/diner. Off the snug is a utility room and guest WC.

The wonderful, kitchen/diner oozes style and character in equal measures with quality, in-frame Shaker style cabinetry capped in solid beech worktops with an inset sink, appliances, and a feature wall with decorative brick slips. The dining area takes in the unique, architectural attributes of the house with a attractive sloping ceiling and ample space to entertain.

The ground floor is completed by a magnificent dual aspect living area that fully embraces the south-facing landscaped gardens. The exquisite room features floor to ceiling windows, bi-folding doors and a stunning oversized glazed lantern in its vaulted ceiling, with an external blind fitted to provide some shade on the sunniest days. Filled with natural light and beautifully decorated, this sumptuous space extends to over 250sq ft. is ideal for so many occasions, whether it's relaxing with a book whilst taking in the garden or entertaining with friends.

A concealed side hall features a back lobby/boot room, storage space and the staircase to the first floor accommodation. There is also access to a small, dry cellar ideal for further storage.





Set over the first and second floors there are three, king-size bedrooms, all stylishly presented and each with their own private, en-suite facilities. This clever design and balance comfortably accommodates six guests if required but also provides an immense degree of flexibility.

On the first floor you have a front principal bedroom with dressing room and luxurious en-suite. At the rear is second, generous bedroom with walk-in wardrobe and en-suite.

Rising to the second floor you will find a wonderful bedroom, also king-sized, and with fitted wardrobes and a luxurious shower room. Both first and second floors command stunning and far-reaching views over the red rooves of the town to the sea beyond.



Outside, the quality and refinement continues with a private courtyard frontage set behind a pillared entrance with ample off-street parking for four cars and attractive soft landscaping. A gate set within high walls reveals a sheltered side garden area which is hard landscaped and enjoys the easterly morning sun.

The rear garden is generous, south-facing and designed to be low maintenance but equally aesthetically pleasing. This attractive and calming area connects seamlessly with the rear living area to create an extended entertaining space. Incredibly private, the garden is not overlooked and views of Morley Woods to the rear add a sense of peace. Paved and gravelled terracing is bordered by raised flowering beds, whilst timber pergolas create form, sheltered seating areas and passage to other areas of the garden.

An area is set aside for an ornamental water feature and summer seating area. At the rear of the garden is a comprehensive home office/studio, fitted out in 2020, and fully insulated, with power, lighting and broadband connections. Attached to the studio is a spacious workshop and together the two buildings provide a high degree of versatility. Adding a further practical aspect, there are two outside taps and three external power points, as well as outside lighting to the front and rear.

Located on a quiet, prime residential road, Benchmark House enjoys all of the amenities and facilities of Sheringham town whilst enjoying a discreet and private environment. The eclectic town centre with its vast array of restaurants, cafes and artisan shops is within walking distance, along with the glorious beach and coastline. Trips into the historic city of Norwich are quick and easy via Sheringham train station which also incorporates the famous steam railway Poppy Line.





“The house was the only property on the hill; at 100 feet above sea level, it was used as a benchmark for Sheringham.”



First Floor
Approximate Floor Area
530 sq. ft.
(49.26 sq. m)

Second Floor
Approximate Floor Area
281 sq. ft.
(26.13 sq. m)



SOWERBYS — a new home is just the beginning

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



Aerial view of Sheringham

"...fabulous sunrises and sunsets, with a view over the whole town - the red rooftops remind me of an Italian village."

THE VENDOR



SERVICES CONNECTED

Mains electricity, water and drainage. Gas fired central heating with electric underfloor heating to the garden room. Broadband connected. Waste disposal unit. External sockets to front and rear, EV charging point.

COUNCIL TAX

Band C.

ENERGY EFFICIENCY RATING

To be confirmed.

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: ///showed.engraving.coffee

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