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THE STORY OF

Meadow House

Mundesley, Norfolk

SOWERBYS



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Meadow House

38 Cromer Road, Mundesley, Norfolk,
NR11 8DB



Extraordinary Seaside Home

Seven Bedrooms

Richly Historic Residence

Sublime Coastal Location

Open-Plan and Traditional Living

Direct Access to Coastal Path

Large Landscaped Plot

Short Stroll to Wealth of Amenities

Ample Road Parking

Private and Discreet Setting



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“A family home, where we’ve loved the privacy and the sea view...”

Boasting enviable sea views, this stunning, timeless coastal home in Mundesley offers in excess of 3,500 sq. ft. of enchanting accommodation with an alluring character to match the fascinating history of this fine home. Having once served as the officers mess during WWII as well as a treasured retreat for many a family over the annals of time, Meadow House has as many stories to tell as it does happy memories created by those lucky enough to call it home. An extraordinary position atop the clifftops of north Norfolk makes for the most unique of setting for a home so rich in character that all the stresses and strains of modern life don’t seem able to reach you here.

The ground floor immediately embraces you with an entrance hall adorned with all the warmth of original period features whilst snugs, sitting rooms and family rooms provide a sanctuary for any number of occasions be it unwinding in a sunny window with a good book or sharing stories by the open fire after a beach walk.

The modern addition of a social kitchen/dining room cements the status as a true entertaining house with space to seat all the friends and family you could wish for to share a meal in the dining conservatory with the soundtrack provided by the rolling waves.







No less than seven bedrooms are scattered throughout the expansive first and second floors, providing not only the enviable headline of sleeping 14 in its current guise as highly successful large holiday let, but also invaluable versatility to serve any number of purposes. In fact, a selection of the bedrooms used to be configured as such to allow the use of one wing as a self contained annexe.

Of course, the generous plot is every bit as varied as the home itself, with a deceptive amount of well-defined areas to be found amongst the manicured lawns and mature trees. Outdoor dining, drinks terraces, a sheltered hot tub zone and even a sunken table tennis area can all be enjoyed whilst others may simply opt for a picnic on the lawn under the dappled shade of the trees.

“...our coastal holiday home. It’s always so peaceful..”

A gate at the bottom of the garden provides direct access to the famous Norfolk Coastal Path, where countless miles of coastline can be enjoyed, and of course the sandy expanse of Mundesley beach is but a stone’s throw away. In fact, the current owners have fond memories of walking out of the kitchen doors to the clifftop, and calling down to the children on the beach... “Lunch!”





“...fond memories of walking out of the kitchen doors, and calling down to the children on the beach... “Lunch!””



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



Mundesley

IN NORFOLK
IS THE PLACE TO CALL HOME



A pretty seaside resort situated on the east coast of Norfolk, Mundesley has a variety of facilities including a village shop, post office, boutique, florist, pubs, tea rooms and hotels.

Also within the village are the beautiful sandy beaches, which are considered some of the best in Norfolk, a church which overlooks the sea and various coastal walks.

A popular market town, North Walsham is situated close by and a few miles from the seaside town of Cromer and The Norfolk Broads capital, Wroxham.

The town offers many amenities including a range of supermarkets, leisure facilities, shops, primary and secondary schools, sixth form college, doctors surgeries and a cottage hospital.

A gem in the Norfolk countryside, Wroxham offers plenty to see and do, whilst being easily accessible by car, train, bus and perhaps even boat from Norwich and the coast.

There are regular bus and train services to the cathedral city of Norwich, where there are a wider range of facilities including an international airport and mainline.



Note from the Vendor



Meadow House has a rich history.

“...an officers mess in WWII, and owned by the author of A Coastal Gardener and the Laing family of McFarlane Laing, which became McVities.”

THE VENDOR



SERVICES CONNECTED

Mains electricity, water and drainage. Gas fired central heating.

COUNCIL TAX

Band E.

ENERGY EFFICIENCY RATING

E. Ref:- 0974-2857-6839-2320-3225

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

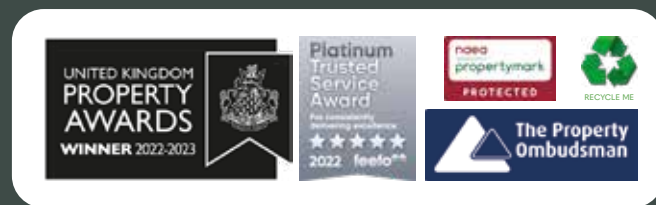
Freehold.

LOCATION

What3words: ///chipper.elder.dunk

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SOWERBYS



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