



THE STORY OF

Broadacres

West Runton, Norfolk

SOWERBYS



S

THE STORY OF

Broadacres

Church Close, West Runton, Norfolk
NR27 9QY



Magnificent Period Property

Short Walk to Award-Winning Blue Flag Beach

Charming Formal Receptions

Four Double Bedrooms

Extensive Renovation

Plethora of Period Features

1/3 Acre of Grounds (stms)

Set Between Coast and Country

Prime Private Road Setting

Close to Sheringham and Cromer



SOWERBYS HOLT OFFICE

01263 710777

holt@sowerbys.com



“Living here has been like living in a fantastical film set, not real life but more wondrous, colourful, and historic.”

Utilising architectural styles and influences from a range of classic English eras, this beguiling residence epitomises the ‘Arts and Crafts’ movement.

Broadacres is a fascinating and magnificent home set on an established garden plot of more than 1/3 acre (stms) and nestled discreetly on arguably West Runton’s most coveted private road.

This enviable location provides the perfect setting to enjoy a glorious coastal and country lifestyle whilst having the benefits and amenities of village and town facilities at your doorstep.

Originally designed and constructed in the mid 1930s, this handsome building perfectly champions the thriving ‘Arts

and Crafts’ movement of the time as the fashion of that memorable era swept across the North Norfolk coast and wealthy individuals were commissioning unique homes of grand stature. The location was clearly considered carefully for its enviable position just a few hundred yards from the heritage coastline, a designated Area of Outstanding Natural Beauty.

An intricate and handsome façade showcases a ‘chequer board’ of architectural styles and decorative dressings with Tudor style timbers, brick and rendered panels, leaded windows and even a delicate touch of brick and flint. This is all set under a traditional pantile roof and ‘candlestick’ chimneys, originally reclaimed from Costessey Hall.

The present owners purchased the property with a clear vision to preserve all of its period integrity, design and architectural style whilst infusing delicate and modern touches which complement the home perfectly and provide comfort, effortless style, and luxurious touches.

Extensive investment to the property includes a complete overhaul of the roof, careful preservation to the decorative elevations and a 'purist' yet stylish approach to the internal decoration and presentation. A new boiler ensures comfort and efficiency.

“The approach to the house is wonderfully grand, the gates are flanked by a pair of sycamore trees giving a bit of an aristocratic air.”

Set over two floors the balanced and extensive accommodation extends to more than 2,200 sq. ft. to provide generous and flexible living and entertaining areas, spacious bedrooms, and all of the functionality and practicality which a distinguished home requires.

The solid oak front door opens through to a wonderful hall which immediately sets the tone for the entire house. A feature-packed hall, your eyes will be drawn to oak panelled walls, exposed beams to the ceiling, pamment tiled floors and two cathedral-style windows.





To the right of the hall is a morning room which is currently utilised as a study/library room. This delightful room exudes a calm atmosphere whilst showcasing a wonderfully decorative open fireplace and original floorboards.

A bright kitchen retains its original form and is supported by a utility room, pantry, WC and breakfast room.

A magnificent, triple aspect sitting room provides a wonderful entertaining space whilst retaining a cosy and intimate feeling with 'Tudor Revival' oak beams, original wood flooring and a magical 'Arts and Crafts' open fireplace set between two cathedral windows.

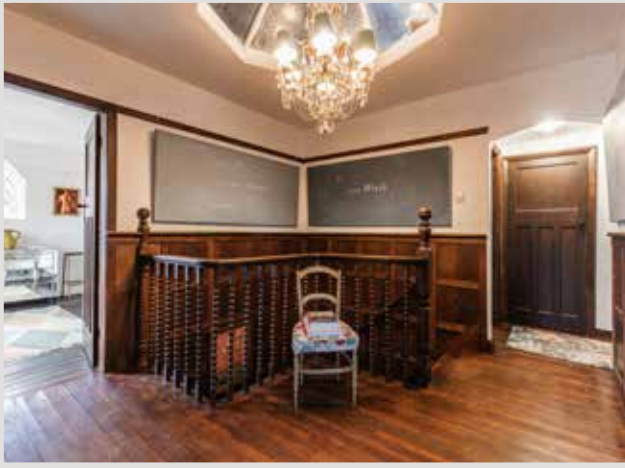
The sitting room is complemented by a rear conservatory which enjoys delightful vistas over the grounds and further, flexible living space.

A fine oak staircase, with barley twist' bannisters, rises elegantly to a splendid, panelled landing which features a unique glazed atrium to the ceiling.

The principal bedroom suite enjoys a sunny dual aspect with a decorative open fireplace and a modern en-suite shower room.

There are three further double bedrooms each with their own strong identity and style. A family sized bathroom and separate WC supports the bedrooms.





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.



As you approach Broadacres you capture distant sea views whilst the house stands proud on its bold, corner plot. Subtly screened by mature tree lined boundaries the gardens enjoy a high degree of privacy and shelter.

The front of the property boasts an extensive shingle driveway, leading to the garage and providing off-road parking for several vehicles.

The rear garden, fully enclosed and wonderfully private, offers a spacious lawn area, a timber storage shed, and mature hedges, trees and shrubs, creating a wonderfully private environment.



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



“Our favourite place nearby is the immense and beautiful blue flag beach. It's unbeatable for walking, swimming, and relaxing..”

THE VENDOR



SERVICES CONNECTED

Mains water, electricity, gas, drainage, and broadband connectivity.
Gas central heating.

COUNCIL TAX

Band F.

ENERGY EFFICIENCY RATING

E. Ref:- 2543-3009-7201-2769-8200

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: ///select.speeds.rivals

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