



S



THE STORY OF
Broadacres

West Runton, Norfolk

SOWERBYS



S

THE STORY OF

Broadacres

Church Close, West Runton, Norfolk
NR27 9QY

●
A Locally Important Historic Period Property

Short Walk to Beautiful Unspoiled Blue Flag Beach
and Links Golf Course Designed by J. H. Taylor

Formal Receptions with Exceptional
Arts and Crafts Fireplaces

Four Comfortable Double Bedrooms

Completely Refurbished Roof and Retention
and Restoration of Period Interior

1/3 Acre of Mature Grounds (STMS)

Set Between Coast and Unspoilt
National Trust Woodlands

Prime Private Road Setting

Close to all the Amenities of Sheringham and Cromer

Norfolk's Only Coastal Village with
a Mainline Railway Station

●
SOWERBYS HOLT OFFICE

01263 710777

holt@sowerbys.com



“We have done everything to preserve the 1930’s Neo Tudor Aesthetic of this beautiful house with its leaded windows, oak panelling beams, stairs and doors, and every one of its original open fireplaces.”



The home of a well-known public artist and an acclaimed author, Broadacres was built at the height of the Arts & Crafts movement led by Edwin Lutyens and Gertrude Jekyll on this ‘Poppyland’ stretch of the North Norfolk coast.

The house is an archetypal 1930s country villa, as defined by Historic England, with varied rooflines, elegant candlestick chimneys, oak timber framing, colour-washed render and redbrick panels.

As you approach, Broadacres is framed and enclosed by a natural tapestry of mature sycamores, cherries, firs, laurels, lilacs, ash and rowans creating a private haven at the head of arguably West Runton’s most coveted private road with distant sea views.

The house is a short walk from the natural beauty of West Runton’s wild and pristine Blue Flag beach, extensive National Trust woodlands, the traditional village amenities of a great pub, a general store, excellent tea rooms, and ‘The Links’, a famous golf course designed by John Henry ‘J.H.’

Taylor (19 March 1871 – 10 February 1963) considered one of the best golfers of all time and a significant golf course architect.

The land on which Broadacres is built was acquired from Wyndham Cremer-Cremer (1870-1933) of the famous Felbrigg Hall family. The house was constructed by Runton builder Percy Handford Rice (whose name appears on some of the iron work) in the fashionable Arts & Crafts / Neo-Tudor style.

The quality of the craftsmanship, both inside and out, indicates the house has always been important. The outstanding candlestick chimneys were acquired from Costessey Hall, a gothic castle built for Lord Stafford Jerningham.

Extensive investment to the property includes a complete overhaul of the roof, hand-restoration of the principal leaded windows and the Arts & Crafts elevation, and a ‘purist’ yet stylish approach to the internal decoration and presentation. A new boiler and upgraded insulation ensures comfort and cost efficiency.

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



The solid oak front door opens onto an imposing Neo-Tudor hall which immediately sets the tone for the entire house. Your eyes will be drawn to oak panelled walls, exposed beams to the ceiling, pamment tiled floors and two cathedral-style leaded 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 an impressive 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 as well as providing further, flexible living space.



“The study is a wonderful place to write because it is so quiet, harmonious and conducive to concentration.”



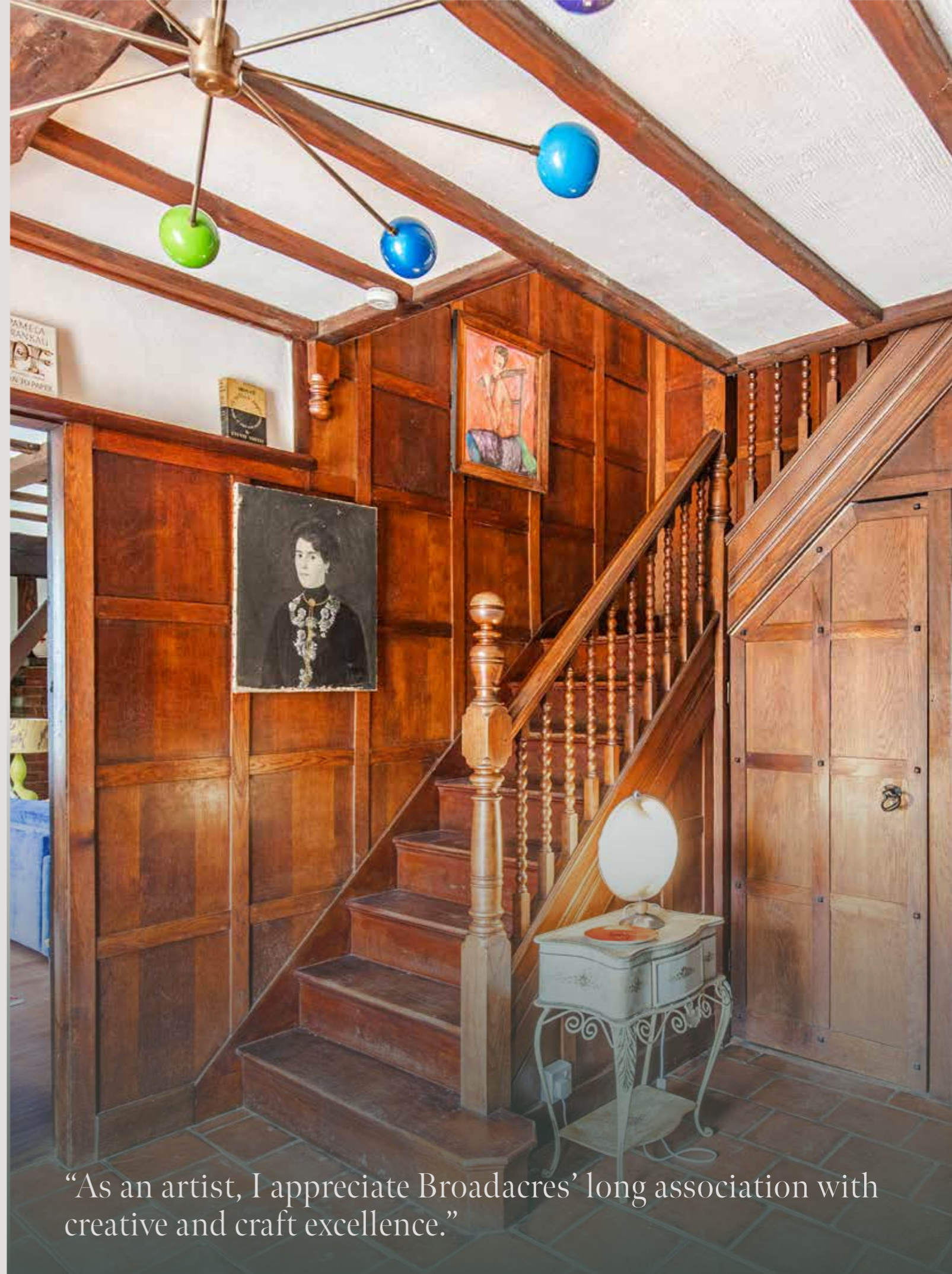
A fine oak staircase, with barley twist balusters, rises elegantly to a splendid, panelled landing which features a unique glazed atrium to the ceiling.



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.



“As an artist, I appreciate Broadacres’ long association with creative and craft excellence.”



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 notice 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.

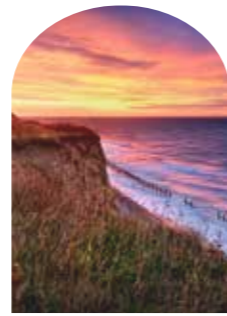
The rear garden, fully enclosed and wonderfully private, offers a spacious lawn area, a timber storage shed, and mature hedges, trees and shrubs, creating a wonderfully private environment.



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