

THE STORY OF

# Blake House

*Hanworth, Norfolk*

SOWERBYS



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# Blake House

The Common, Hanworth,  
Norfolk, NR11 7HP

Four/Five Bedroom Family Home

Idyllic Village Common Location

Highly Versatile Accommodation

Spacious Kitchen/Dining Room

En-Suite to Principal Bedroom

Spacious Private Garden of Around 1/4 Acre (STMS)

Extensive Off-Road Parking

Easy Access to Coast, City and Broads

SOWERBYS HOLT OFFICE

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“We would describe our home as accommodating and welcoming.”

A handsome, mock Georgian residence commands a prime location in the idyllic and semi-rural surroundings of Hanworth Common.

Blake House is a distinguished and handsome residence, built of modern construction yet epitomising classic Georgian architecture and style. The double fronted face echoes balanced proportion and symmetry, much like the Georgian era, and is set behind high walls and central gates set between pillared finials.

Set over two floors and extending over 2,300 sq. ft., the accommodation is well-balanced, versatile, and extensive. A

central hall provides an inviting reception to the house with an elegant staircase rising to the first floor, a guest WC, and study.

Double doors from the hall reveal an opulent formal sitting room. A double aspect sitting room flooded with natural light thanks to windows to the front and french double doors onto the rear terrace. An ornate fireplace with an inset wood-burner creates an attractive focal point.

A 23' formal dining room creates a wonderful entertaining area and is set just off the kitchen.







The kitchen/breakfast room enjoys a triple aspect over the rear garden and direct access onto the rear sun terrace. A substantial room, the kitchen is the perfect place for informal family gatherings and features a range of wall and base cabinets and plenty of space for a dining/breakfast table. Off the kitchen is a spacious utility/laundry room.

The ground floor is completed by a large and versatile room which has previously functioned as a ground floor/fifth bedroom and home office featuring floor-to-ceiling fitted wardrobes and benefits from an en-suite bathroom.





To the first floor, there are four individual bedrooms including a sumptuous principal suite with fitted wardrobes, an en-suite shower room, and delightful views over the adjoining countryside. There are two further double bedrooms, a single bedroom, and a large family-sized bathroom and shower.

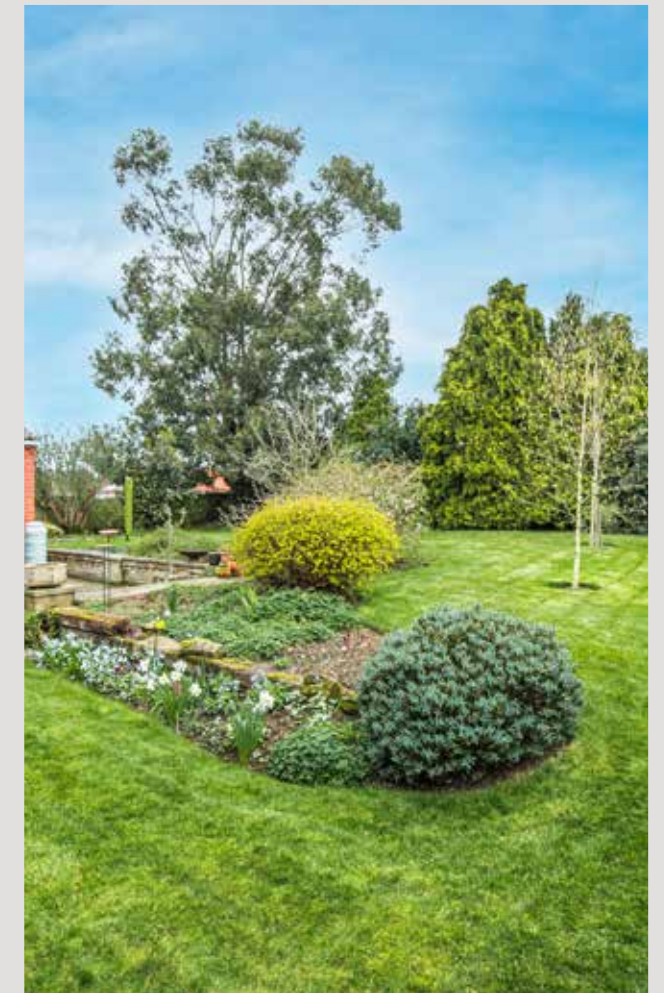




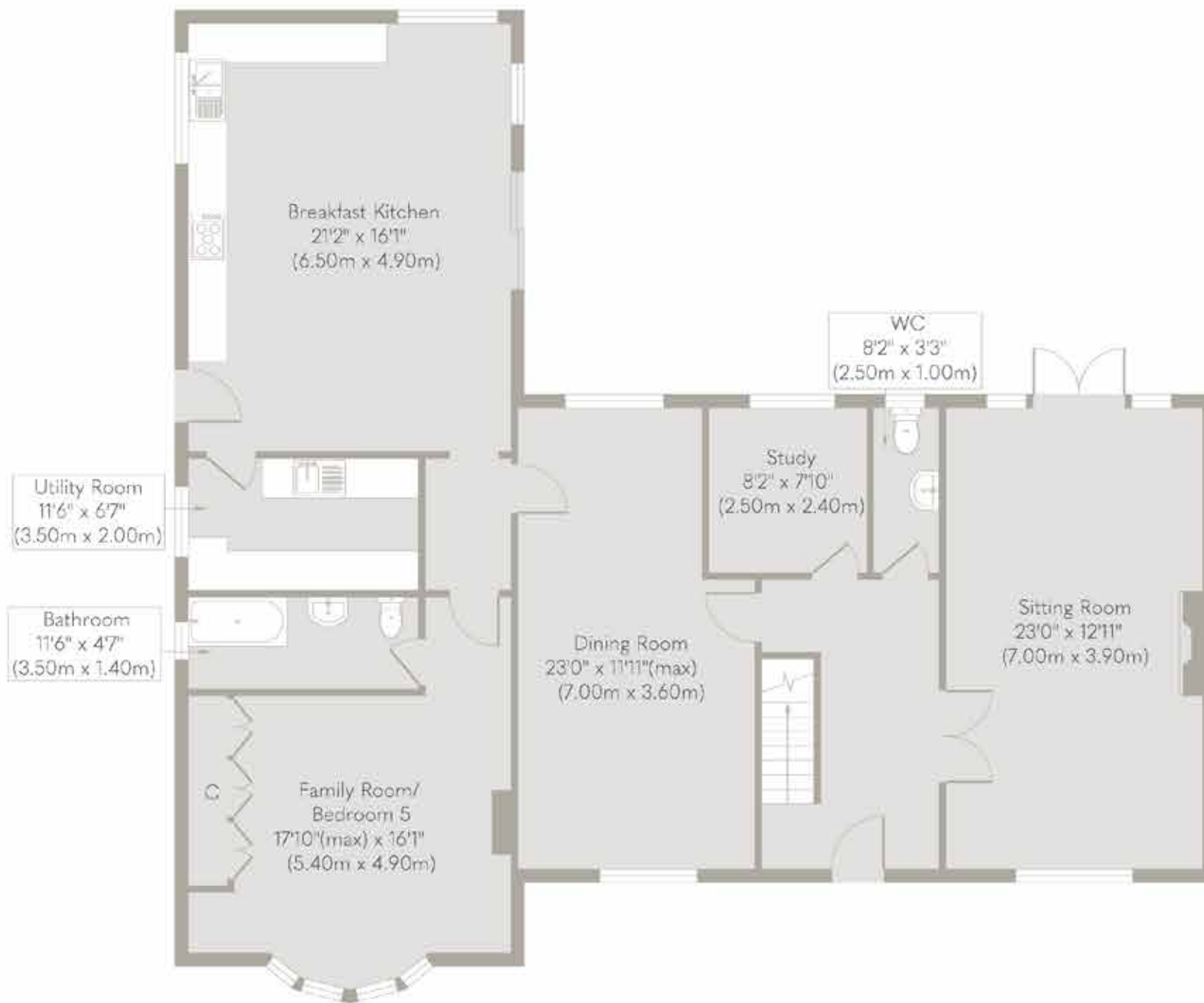
Blake House stands back from the road and is approached through five-bar gates between brick-pillared walls. To the front of the property is a wide, shingled parking area with deep beds, a front paved terrace, and extensive off-road parking. There is access either side of the house to the rear.

The rear garden is predominantly lawn with a pond and a paved terrace which runs along the rear of the property. There are well-stocked beds, as well as a selection of trees. The garden backs onto open farmland offering delightful views within this wonderful setting.

Hanworth Common is tucked away in a delightful corner of North Norfolk and has a listing in the Domesday Book of 1085. The Common itself is over 30 acres, and the river Bure runs through it. With lovely walks and good cycling on your doorstep, and the delightful seaside town of Cromer just a few miles up the road, there is something for everyone to discover here.







Ground Floor  
Approximate Floor Area  
1,544 sq. ft  
(143.46 sq. m)



First Floor  
Approximate Floor Area  
784 sq. ft  
(72.80 sq. m)

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



# Hanworth

IN NORFOLK  
IS THE PLACE TO CALL HOME



A small village approximately 5 miles from the North Norfolk coast at Cromer and Aylsham to the south, Hanworth is surrounded by rolling hills and fields, providing a peaceful and picturesque retreat from the hustle and bustle of city life. It's main notable attribute is Hanworth Common, the largest such enclosed common in England, which covers 35 acres and is protected by cattle grids. All residents have grazing rights; currently about 50 cattle graze on the land between May and October.

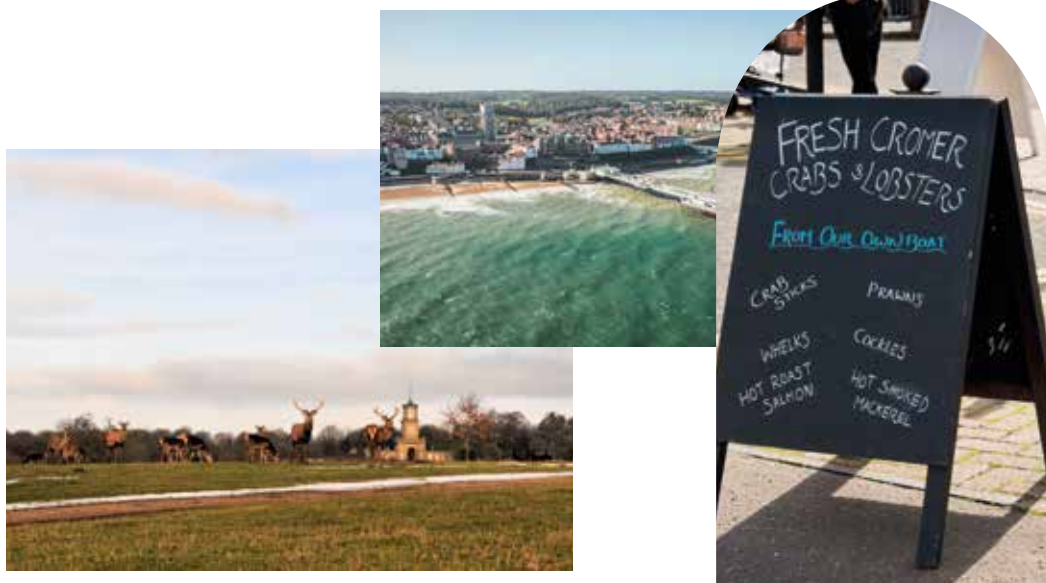
Surrounding the village, there are plenty of opportunities for outdoor activities, including walking, cycling, and birdwatching.

The nearby coast offers stunning views, with miles of sandy beaches and rugged cliffs to explore. 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 is so popular, and it's just 8 miles away.

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.

Hanworth is a charming and historic village, which offers visitors a peaceful retreat in the heart of the north Norfolk countryside, with the beautiful coastline not far away.



Note from the Vendor



Blickling Estate

“We are within a 15 minute drive from three National Trust properties: Blickling, Felbrigg and Sheringham Park.”

THE VENDOR



### SERVICES CONNECTED

Mains water, electricity and broadband. Oil fired central heating. Drainage via septic tank.

### COUNCIL TAX

Band E.

### ENERGY EFFICIENCY RATING

D. Ref:- 2794-3036-5207-4884-0204

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.

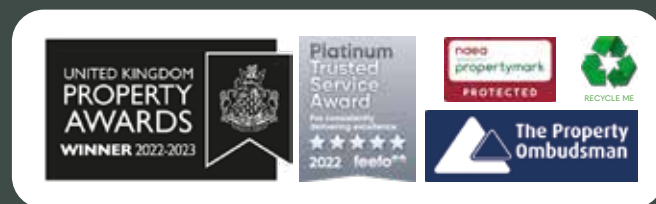
### LOCATION

What3words: ///handed.lessening.circular

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# SOWERBYS



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