



Ash Close

Swaffham PE37 7NH

BROWN & CO



Ash Close, Swaffham PE37 7NH

Freehold boutique hotel with residential permission for sale

Period dwelling dating back to early 1700's
Extensively refurbished by the current owners
Seven, en-suite rooms
Beautifully maintained landscaped gardens
Peaceful location
Close to town centre
No upward chain
Must be viewed to fully appreciate



Introduction

Brown & Co offers a fine, historic, grade II listed, detached property dating to early 1700's in part, currently operating as a boutique hotel for sale. The Villa, known as Strattons Hotel is a long-established and popular, luxury hotel in Swaffham, Norfolk. The opportunity allows the new owner to continue the hotel or to convert the property back to a residential dwelling (see agent's note). Also included in the sale is a converted stable and further outbuilding that are used for luxury overnight letting.

Location

Swaffham is a historic and thriving market town in Norfolk. Swaffham is situated off the A47 approximately 15 miles east of King's Lynn and approximately 30 miles from Norwich. There is a stunning town centre with an ancient monument, The Market Cross, at its heart. There are many local amenities including a Waitrose, Tesco, Asda, many independent shops, coffee houses and cafes, pubs and restaurants, three doctors surgeries, schooling of all ages, together with a variety of leisure and sports activities, gym and Golf Club. The properties have an excellent location on Ash Close in the heart of the historic town. The setting offers privacy and peace, surrounded by the beautiful period and listed buildings, all of which are just a stone's throw from the convenience of the market square and town centre.

The property

Strattons Hotel was converted into a luxury retreat in 1990 by the current owners who have enjoyed a wonderful lifestyle business ever since. The property is a particularly attractive mid c18 dwelling in the heart of the thriving market town of Swaffham. From the exterior, the house has a unique appearance with the oldest part of the house (est. 1700) featuring a flight of sedan steps leading to the entrance and a clear distinction with a contrasting house added in 1890. The sale, due to retirement, offers a variety of opportunities for a new owner to continue the hotel or, possibly return to a fine home.

The hotel is currently arranged with a stunning entrance and communal lounge space and a total of seven, en-suite rooms over two floors. Through sensitive restoration, the house retains the feeling of a private residence throughout. There is also a lower ground floor with dining, wine cellar and commercial kitchen space. The property features some wonderful, original features such as the staircases and fireplaces along with striking interior design throughout the building. Personal inspection is essential to fully appreciate the unique feel and setting of the property.

In May 2024, planning permission was granted for change of use from Hotel (Class C1) to Residential Dwelling (Class C3). This permits the new owner to use the property as a private residence. Details of this application is available via the selling agent or via Breckland Council online planning search using reference 3PL/2024/0255/F.

Outside, there are beautifully maintained, landscaped gardens to the front and rear including some impressive pleached trees and clipped boxus hedges, created by award winning garden designer Sue Huckle in 2007, in an Italianate style. The landscaping provides parking areas for the occupants.

Also included in the sale is a beautifully converted former stable block which is also used for luxury letting and a converted outbuilding which is used for similar a similar purpose. These additions make useful further income and could be used as ancillary accommodation for the owners or income stream if the house is converted back to private house.

Agent's Note

Further property within the same ownership that form part of Strattons Hotel on Ash Close are currently offered for sale separately. Further details available from the agent.

Ash Close, Swaffham, PE37

Approximate Area = 6325 sq ft / 587.6 sq m
 Limited Use Area(s) = 154 sq ft / 14.3 sq m
 Total = 6479 sq ft / 601.9 sq m

For identification only - Not to scale

Denotes restricted head height



RICS Certified Property Measurer
 Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2024. Produced for Brown & Co. REF: 1118947

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