



Introducing
Blacksmiths Yard, Walsingham Road

SOWERBYS

Set within a generous plot, Hamilton House is a beautifully crafted home, originally designed and built by the Holkham Estate to reflect the traditional charm of its village setting. Carefully enhanced by its current owners, the property now offers a perfect balance of classic character and stylish, contemporary touches.

Approached via a private driveway leading to a double cart-shed garage with off-road parking for four vehicles, the house is also accessed by a reclaimed oak-framed walkway, lined with vintage red bricks, that leads through the landscaped garden and into the main entrance hallway.

At the heart of the home lies the impressive kitchen/breakfast room, complete with a central island ideal for relaxed dining, morning coffee, or casual entertaining. French doors open directly onto the south-facing garden, while a luxurious walk-in pantry adds both charm and practicality. A separate dining room offers flexibility - equally suited to more formal occasions, as a home office, or a cosy snug.

The main reception room is filled with natural light and features a traditional brick fireplace with an oak-beamed lintel and a wood-burning stove - the perfect place to unwind after a bracing walk or a visit to the local pub. Also on the ground floor is a spacious double bedroom, guest cloakroom, and a well-appointed utility and boot room.

Upstairs, the three double bedroom suites each have their own distinct personality. The principal suite is notably generous in size and includes bespoke fitted wardrobes and a stylish en-suite shower room. Designed with flair, the bedroom is adorned with dusky-hued Kit Kemp wallpaper, inspired by American folk art, to create a calming and magical space.

One of the standout features of the home is the artisan-crafted bunk room - a truly unique space inspired by the village's naval heritage. Commissioned with exceptional detail, this bespoke room includes a king-sized bed flanked by adult-sized single beds and a raised bunk above, finished with salvaged maritime materials including reclaimed teak and Burmese timber. It's a joyful space that captures the imagination and offers flexible accommodation for adults, children, or guests.

Outside, the professionally landscaped garden has been thoughtfully designed to thrive in the coastal setting, with pleached hornbeam hedging offering privacy and shelter. A reclaimed brick path leads to a large York stone patio, perfectly positioned to enjoy sunsets and alfresco dining. There is also planning permission in place for a garden room or all-weather entertaining space.

The double cart-shed garage provides generous storage above, accessed via an electric loft ladder, and planning consent exists for the construction of a boat shed or further outbuilding adjacent to the garage.

Hamilton House is a rare offering - a thoughtfully designed and beautifully finished home in a sought-after village, combining quality craftsmanship with comfort and charm.

Available Now.

AGENTS NOTES

Pets By Negotiation

Air Source Heating

Available Now

Unfurnished

12 Month Initial Tenancy

SERVICES CONNECTED

Mains electricity, water and drainage. Air source heating.

COUNCIL TAX

Band F.

ENERGY EFFICIENCY RATING

B. The reference number or full certificate can be obtained from Sowerbys upon request. 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.

LOCATION

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SOWERBYS

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