THE MANOR HOUSE
CANTLEY, NORFOLK

A FINE LATE GEORGIAN MANOR HOUSE SET IN EXTENSIVE GARDENS AND GROUNDS
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Entrance hall • drawing room • dining room • garden room
study • large kitchen/breakfast room with four oven Aga •
utility room • pantry • cloakroom • further small study

First floor: 4 bedrooms • 2 bathrooms

Outside: Garaging • mature gardens and grounds • in all
extending to 2.3 acres (est) • EPC rating = E

Reedham: 5 miles, Acle: 5 miles, Great Yarmouth: 13 miles, Norwich:
14 miles.

Directions
Leave Norwich on the A47 and continue past Brundall and Blofield.
After approximately 3 miles, turn right onto the B1140 signposted
towards Cantley. After 200 yards, turn left following the B1140 and
proceed through Beighton. After approximately 3 miles, turn left
signposted ‘Hall Road’. The drive to The Manor House will be found
after a short distance on the left hand side. The postcode for the
property is NR13 3SE.

The Property
A fine late Georgian manor house with later Victorian alterations and
additions set in mature and extensive park-like gardens and grounds
approached by a long drive. It is believed that there has been a house
on this site since the 16th century and indeed the grounds contain
some magnificent mature trees which may well date from the
17th century.

The Manor House has high ceilings and well proportioned rooms,
typical of the period and which are ideal for entertaining. The previous
owners carried out extensive refurbishment in the 1970s and the roof
was stripped and felted in 1998. The house now offers scope for a
purchaser to update to their own specification if desired.
Situation
The village of Cantley is situated about 14 miles to the east of Norwich, the Cathedral city and regional centre of East Anglia. The coastal resort of Great Yarmouth is also 14 miles away and there is good everyday shopping available in the local town of Acle (5 miles). The village of Brundall is a distance of 4 miles and has excellent shopping facilities and a doctor’s surgery. The village of Cantley itself has two public houses and a village school and there is a staithe with access to the River Yare and the Broads Network.

Outside
The house is approached by a long sweeping drive through park-like grounds containing many fine mature trees including oak and underplanted with spring bulbs including snowdrops and daffodils. The drive finishes in a large gravel turning and parking area which lies to the front and south of the house. The gardens and grounds are a particularly fine feature of the property and are arranged as follows; to the south of the house there are fine views over the park-like grounds largely laid to lawn and containing some fine mature trees including beech and two particularly magnificent sweet chestnut. To the west of the house there is a paved terrace and this overlooks a large area of lawned garden which is bounded by a beech hedge and a fine red brick wall to the north. There is a further raised terrace to the east of the house and this overlooks a further area of lawned garden bounded by old red brick walls on two sides facing south and west and trained with a variety of climbing and rambling roses.

The drive continues around the rear and north of the house which was originally part of the old stable yard and where there is a thatched barn adjoining the main barn of the neighbouring property and where the garaging is also situated (see floorplans).

The property also enjoys a right of access over the back drive leading onto Hall Road and the Freethorpe/Cantley Road. The land in all extends to 2.29 acres (est).

Agent’s Note
Planning permission was granted in 2010 to enlarge the house to the north and convert the garage and the workshop to a separate cottage. The work was not carried out.

Services
Mains water and electricity, drainage to septic tank, oil fired central heating and four oven Aga.

Local Authority
Broadland District Council: Band G.

Fixtures & Fittings
All fixtures and fittings including fitted carpets and curtains are specifically excluded from the sale, but may be available in addition, subject to separate negotiation.

Viewing
Strictly by appointment with Savills.
FLOORPLANS
Main House gross internal area = 3,759 sq ft / 349 sq m
Garage gross internal area = 607 sq ft / 57 sq m

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE
The position & size of doors, windows, appliances and other features are approximate only
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Energy Efficiency Rating

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