



THE STORY OF

Roseacre Country House

West Runton, Norfolk

SOWERBYS



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Roseacre Country House

The Hurn, West Runton,
Norfolk, NR27 9QS



Substantial Edwardian Residence Family Home

Self-Contained Holiday Lets

Highly Flexible Living Space Which Could
be Adapted for a Variety of Needs

Maintained to a High Standard Throughout

Extensive Formal Grounds

Three Independent Apartments

Within Walking Distance of Village and Beach



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“A magnificent family home, a lifestyle business, or even a boutique hotel...the possibilities are endless.”

A prime coastal position elevates the appeal of this fine Edwardian residence. A magnificent family home, a lifestyle business with a lucrative income or even a boutique hotel/guest house – the possibilities are endless.

Set in gated, private grounds of just over 0.5 acre (stms), Roseacre is situated in a delightful location and within walking distance of the coastline at West Runton.

Boasting substantial accommodation approaching 6,000 square feet, this impressive home offers highly flexible

living space, which is currently designed as a six/seven bedroom family home with three superb, independent self-contained holiday lets and several sizeable outbuildings. With such extensive and flexible space, this impressive coastal residence could be adapted to suit a wide variety of needs, from a substantial private family home to a boutique coastal hotel and luxurious independent holiday lets. All areas of the property have been maintained to high specification, both inside and out, and the extensive formal grounds create a private and tranquil environment.





Cleverly balanced to provide a substantial home along with the independent apartments, this unique residence has so much to offer.

The majority of the west wing of the property is allocated to the family home, and is spread over three floors with several versatile receptions, including a formal sitting room, a substantial conservatory and a formal dining room. Further flexible rooms currently include a studio, office and a home gym. A quality kitchen/diner provides a sociable hub for the house, and is supported by a utility/laundry room.

Spread over the first and second floor there are six bedroom options which provide immense versatility. An opulent principal suite features a dressing room and en-suite bathroom.



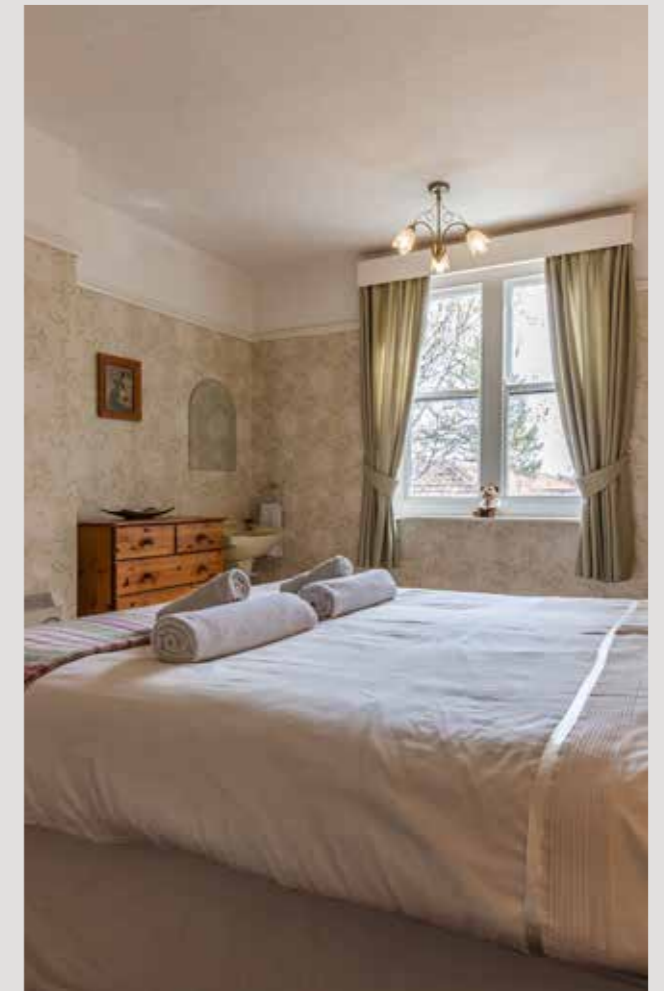
The east wing of the house is dedicated to a successful holiday let business with a number of luxury apartments available to let.

The Studio Apartment offers delightful views over the formal gardens, through the three sash windows to the front. Retaining its ornate ceiling rose and coving, it's fitted with a kitchenette unit with sink, and a shower cubicle. If required, the studio could easily be converted back to a reception room or other similar use.

The 'Poppy' apartment is accessed from the entrance hall as well as from a separate independent access, and accommodates two people. It features a beautifully appointed open plan kitchen/living room with french doors leading on to a private paved terrace, and a delightful bedroom with en-suite shower room.

Also on the ground floor, the 'Lavender' apartment has a separate private access to the side of the property, and accommodates two people. The bright triple aspect open plan kitchen/living room has lovely views over both the front and rear gardens. The bedroom features a sash window to the front with delightful views over the front garden and has an en-suite shower room.

The 'Roseacre Suite', on the first floor, is a substantial three bedroom apartment which can accommodate up to six people. A spacious sitting room features a triple sash bay window to the front aspect, whilst a luxuriously appointed double aspect kitchen/diner includes a dining area with space for six seater table. There are three generous double bedrooms served by a well-appointed family sized bathroom.





Wrought iron double gates flanked by opulent brick pillars give access to the private grounds. To the front of the property is an extensive shingle-laid hard standing providing parking for several cars, and there is access to a timber framed three bay garage which offers flexible storage space. To the front elevation of the property, sprawling, shaped lawns are flanked by mature shrubs and specimen trees, with the front area being enclosed by panelled fencing.

The rear garden offers a delightful, sheltered environment with a raised and decked terrace, accessed directly from the conservatory. There are extensive lawns flanked by mature shrub and flowering beds, which are peppered with a selection of trees. In the garden there are several substantial outbuildings including a garden shed and store, and a large, detached workshop, which would provide flexible and possibly additional accommodation if required. An area of the rear garden has been hived off by the use of trelliswork incorporating creeping roses, and this area is designated to the ground floor guest apartment.

Situated in a delightful and discreet residential location, Roseacre is within walking distance of a cluster of shops, village pub, golf course/country club, train line to Norwich and the beautiful sandy beach at West Runton.





APPROX. GROSS INTERNAL FLOOR AREA 5933 SQ FT 551.1 SQ METRES
(EXCLUDES OUTBUILDINGS & INCLUDES ANNEXE)



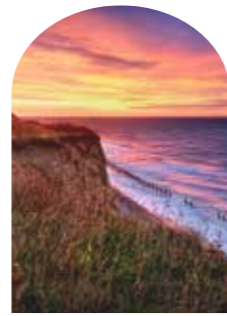
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used 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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SOWERBYS — a new home is just the beginning

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 Sowerbys



“A raised, decked terrace and lawns peppered with shrubs and trees...a delightful, sheltered environment.”

SOWERBYS



SERVICES CONNECTED

Mains electricity, water and drainage. Gas fired central heating.

COUNCIL TAX

Band D.

ENERGY EFFICIENCY RATING

F. Ref:- 0651-2827-7868-9393-5255

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: ///juicy.dialect.adjusted

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