The Old Manor House, Northrepps
**Property Summary**

An impressive Grade II listed Detached brick & flint former Manor House

Part 17th century with later Victorian additions and of great character, noted for its polygonal chimneys

Reception Hall; Three Reception Rooms; Kitchen; Separate Washroom/W.C and Laundry Room

Four Bedrooms; Two bathrooms

A self-contained Annexe (with bedroom/living room, kitchen & shower room) used for holiday lets, which could be readily incorporated into the main accommodation

Accommodation extends to approx 2,758 sq ft

Gardens and courtyard areas

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**To the manor born**

‘In the heart of the village this home stands proud, it displays its heritage and shouts out loud its wealth of character, a joy unbound, add its annexe and you’ve found a place that augments your measure for holiday or family pleasure’

**Exquisite Manor**

Sitting out in the last of the summer warmth as the sun sets in the great North Norfolk sky.

The Old Manor House in Northrepps has allowed its current owners to enjoy all that is best about this wonderful setting as well as the comfort and appeal of their unique, historic home.

“We moved in here eight years ago after being attracted to this house by its wonderful character and its fantastic layout,” said the owner. “We had come from an old house in Kent and loved properties that were quirky. This was exactly what we were looking for.”

**Period Detail**

The Grade II listed property, which dates back to the 17th century but also has Victorian additions, was owned by well-known local family the Goldens for about 300 years.

A beautiful building with unusual polygonal chimneys and “crows’ foot” detailing down the side of the building, it was sold on just 13 years ago.

The house was then renovated and refurbished by the people who owned it before the current owners.

“We were very impressed with the work that had been carried out,” said the current owner. “Interesting materials were carefully chosen and care was taken with the smallest details, such as the window latches, to ensure that where they had to be replaced, they blended in beautifully.”

**Traditional Style**

The current owners have, however, redecorated all the rooms in The Old Manor House and laid carpets.

They have taken their lead from the exquisite traditional style of the building, opting for soft creamy-coloured walls to act as a backdrop to the period features and to enhance the natural light in the home.

“The rooms do have a very cosy and comfortable style now,” said the owner. “The main front sitting room is very large but has a welcoming feel. It has beautiful mullioned windows and a great big fireplace.”

**Space to Celebrate**

Another fabulous family space, which also features the traditional windows, is the sunny kitchen, which is linked by an archway to the breakfast area.

The dining room is a more formal space, which is used for family celebrations and other special occasions.

“This is a great house for entertaining.”

**Extra Space**

Another fabulous attraction for this house is its annexe. This features one large main room with a vaulted ceiling, a kitchen and a shower room. Double doors from the annexe open up on to an outside area.

“We will miss this beautiful house and living in this wonderful location.”
“We have used the annexe as a holiday let, as well as for guests when we have large numbers of people to stay,” said the owner. “It could also, of course, make a great teenager’s room, office or other work space.”

Wonderful Location
The fruitful garden at The Old Manor House offers plenty of quiet spots in which to sit out and soak up the tranquillity. The owners love their quiet surroundings and their proximity to the attractive North Norfolk coast.

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“The owners love their quiet surroundings and their proximity to the attractive North Norfolk coast.”
The Accommodation

A little wrought iron pergola acts as a storm porch and there’s a courtesy light, before stud and braced twin opening entrance doors, with a little bell to one side, open into a pleasant…

Reception Hall
You are immediately struck by the space here, particularly the height of the ceiling and its beams, then the tiled floor. Twin glazed doors directly in front of you give views over the gravelled rear courtyard and towards the annexe. At first to your left a door leads into a good sized…

Laundry Room
The high ceiling with beam reinforces its perception of size, there’s a pamment tiled floor and an internal window. Here you will also find plumbing for a washing machine and the boiler. There’s a door through into the annexe (currently unused)

Traverse the hallway and take another latch door into an…

Inner Hall Area
Here you will find the staircase leading off to the first floor, before a stripped wood door with glazed insets opens and you step down into the…

Kitchen
A good size room, fabulous character with its painted beamed ceiling and a chimney recess with the shelf above, also houses a Britannia range cooker. Wood cabinets feature a dresser style unit to one side, whilst there is also a focal point ‘island’ unit with solid wood worktop (possibly available as a negotiable extra). There’s a Belfast style sink unit and granite worksurfacing, an integrated dishwasher too. The floor is pamment tiled, there’s a side access door, also an understairs area with leaded glass window and an archway into the…

Breakfast Room
A very good size room, again, the character continues to unfold with its beamed ceiling, its leaded glass window, its polished wood floor, the fireplace with its inset wood burner and door through into a …

Dining Room
You’re struck by how this could quite readily be utilised as an additional sitting room… it has a focal point chimney breast with brick inset and pamment tiled hearth, again a polished wood floor adds character, as does the mullioned leaded glass window with seat beneath. A door in one corner leads you to a Rear Entrance Hall, which has a half glazed door out to the rear courtyard and access to Washroom/WC.

This has a bracketed wash hand basin and low level wc. Back to the dining room and a latch door takes you through into the main…

Drawing Room
This is where you find the medieval character of this home in all its glory, with its fabulous fireplace, pamment and brick interior, its large wood burner, the stone mullioned windows to the front elevation, one with window seat beneath, windows that are mirrored to the rear elevation, one stone and one wood, leaded again and with an additional window seat to the rear elevation. There is a half glazed door out to the rear courtyard and that mirror effect is completed with an additional door to the front of the house. The polished wood floor adds warmth to what is a light and airy room.

Retrace your steps back through the breakfast room and kitchen and out to the inner hall. Ascend the stairs to the first floor…

Landing
You pause at the top of the stairs taking in the scale of the building, as you look down the first floor corridor and appreciate its size… character too with its beams, its array of windows - there are three, all leaded and with deep wood cills. But first lets go through to the…

Master Bedroom Suite
This has separate door access and you walk into an inner lobby area with leaded glass window looking out to the rear and a walk-in dressing room area with shelving and rails, yes very, very useful! A further door takes you into the Master Bedroom, which benefits from a lovely feature fireplace (you concur that it must rest above that magnificent one in the drawing room). There is a stone mullioned window to the rear elevation and two windows to the front elevation. To one corner of the room, a door opens into an En Suite Bathroom with a white suite incorporating a panelled bath with a shower attachment, rail and curtain above, a pedestal wash basin and low level wc. The walls are part panelled and a deep cilled mullioned window gives an outlook down onto the front garden. As you leave the room you have to agree that this is quite a big space, particularly with the dressing area.

Bedroom Two
Located at the other end of the house, this has lovely character…then the staircase up to the attic with a separate door access, a pretty little register grate fireplace with wood fire surround and a mullioned window.

Bedroom Three
This has a wood floor, a pretty character fireplace, a beamed ceiling and a mullioned window.

Bedroom Four
Another period fireplace and a mullioned window continue the character.

Main House Bathroom
An attractively fitted room with white suite, part panelled walls, wood flooring, the suite featuring a panelled bath with shower attachment, rail and curtain above, a pedestal wash hand basin and low level wc, the scene completed by the beamed ceiling and mullioned window.

Manor House Studio
The annexe is self-contained, having its own separate external access door, although if you wanted to integrate this into the remainder of the house, a door does exist in the laundry room which would allow direct internal access.

The external door leads into the…
“I love cooking and everyone congregates around me at the island when we are entertaining.”
Interesting materials were carefully chosen and care was taken with the smallest details, such as the window latches, to ensure that where they had to be replaced, they blended in beautifully.
“We have used the annexe as a holiday let, as well as for guests when we have large numbers of people to stay.”
Living/Bedroom
With French windows leading out to the terrace, you particularly pick up on the shape and height of the ceiling with its central beam, there is another window to a second elevation. A generous size room, there is certainly space for seating and a small dining table. A latch door leads you into an…

L-Shaped Inner Hall Area
With ceramic tiled floor, two windows to the side and access to the…

Shower Room
With its corner shower cabinet, low level w.c. and pedestal hand wash basin, it also sees a continuation of the floor tiles.

From the hallway another latch door leads you into the…

Kitchen
With wood cabinets, it also has a one and a half bowl single drainer stainless steel sink unit, worksurfacing with tiled splashbacks and a tiled floor, then you look up noting the height of the ceiling.

The Grounds
Turn in from Church Street, where you see the green plaque on No.21 on the brick and flint high screen walling, provides good screening and there are two brick pillars either side which open onto a gravel courtyard/parking space. Here you find brick walling has been extended to screen the oil storage tank/ bin store and has its own gate. To the back of the annexe you note the established ceanothus. To the other side of the courtyard, high screen brick and flint walling with an archway takes you past climbing jasmine through into the side and rear garden areas, which you again note are well screened behind the high wall. The garden is largely laid to lawn, a gate in one corner leads out onto Church Street, and then you walk around to the front of the building and take in the magnificent elevations of The Old Manor House - its brick, extensive flint, its stone mullioned windows, its thatch, its wonderful chimneys and its Russian bell vine.

“The rooms do have a very cosy and comfortable style now.”
The fruitful garden at The Old Manor House offers plenty of quiet spots in which to sit out and soak up the tranquillity.

A gravel pathway circumnavigates the house, to the side where a timber gate takes you through to the gravel rear courtyard with its brick set stepping stones, an area that separates the main house from the annexe, which also has some close boarded fencing to screen and give privacy for your guests, augmented by a brick set terrace area and coach lights which sentry the French windows. It is here that the garden now opens out before you, before exploring further you note the brick, flint and pantiled covered open store. The rear garden is largely set to lawn, it goes off to the right, behind the adjacent property and to this far end of the garden you find a corkscrew willow and apple trees. There is a timber store/workshop with pantiled roof that is of good size and has three windows. A separate timber gate accesses a right of way use for the house.

On the doorstep...

Northrepps is a pleasant village situated around 3 miles south east of the Edwardian coastal resort of Cromer. The village is approached from all directions by winding country lanes and despite its quaint exterior it is in fact a thriving village with a warm and friendly community, much in evidence from its primary school through to the village pub, The Foundry Arms. ‘The Old Manor House’ is located, as you would perhaps expect, in the centre of the village. Cromer provides excellent shopping facilities, superb local amenities, and miles of golden beaches that have been awarded highly coveted International Blue Flags.

“The is a lovely quiet location but it is close to everything we need. North Walsham and Cromer have plenty of shops, and there are schools nearby. It is also wonderful being so close to the beach.”
Floor Plans

Approx. Gross Internal Area = 2,758 sq ft

Laundry Room 10'8" x 9'7"

Kitchen 10'8" x 8'10"

Inner Hall

Breakfast Rm 16'3" x 13'0"

Dining Room 14'1" x 13'8"

Lounge 20'6" x 16'7"

Bedroom 16'2" x 10'8"

Bathroom 10'3" x 7'5"

Bedroom 13'2" x 11'6"

Bedroom 17'4" x 14'10"

Dressing Area

Master Bedroom 17'4" x 14'10"

Gross internal floor area approximately 2758 sq ft.

Energy Graphs

Environmental Impact Rating

AGENTS NOTES

The floor plans are for illustrative purposes only. All measurements, walls, doors, window fittings, and appliances, their sizes and locations, are shown conventionally and are approximate only and cannot be regarded as being a representation either by the Seller or his Agent.

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We would also point out that we have not tested any of the appliances and purchasers should make their own enquiries to the relevant authorities regarding the connection of any services.

Local Authority - North Norfolk

Additional Information
How far is it to?...

Northrepps is a great base from which to explore North Norfolk. It offers a picturesque rural setting within the heart of a noted conservation area and enjoys a perfect blend of countryside and coastal living, with the beautiful heritage coastline close by, much of which is classified as An Area of Outstanding Natural Beauty. There is good sailing along the whole length of the North Norfolk coast with bird watching at a number of reserves in the area including Cley, Blakeney Point and Scolt Head. The picturesque Georgian town of Holt is about 9 miles and has excellent shopping facilities as well as being renowned for Greshams Public School. Beeston Hall Preparatory School is situated nearby at West Runton. Norwich, the cathedral city and regional centre of East Anglia is about 21 miles to the south and has an International Airport and a mainline rail service to London Liverpool Street with an approximate journey time of 1 hour 40 minutes. There are connecting trains from Norwich to the North Norfolk coast at Cromer and Sheringham with local stations at Cromer, Gunton or Roughton Road. The market towns of Aylsham and North Walsham are around 10 and 7 miles respectively.

Directions

Leave Norwich on the A140 Cromer Road and continue on the A140 by-passing Aylsham and driving through Roughton towards Cromer. At the junction with the A149 turn left signposted Cromer 2.5 miles and take the next right (New Road) signposted Northrepps 1.5 miles. Follow this road into the centre of the village and at the T-junction by the village sign turn right.

For those with satellite navigation the postcode is NR27 0AA.

Viewing

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