



Cringleford House
8 Newmarket Road | Cringleford | Norfolk | NR4 6UE

GEORGIAN BALANCE



*“Graceful Georgian house with elegant features so fine,
from period stained glass to impressive fireplaces and decorative plasterwork of exquisite design.
The old and the new in harmony here, with a comfortable flow and welcoming feel,
plus a wonderful garden that’s been lovingly landscaped with colour year round – it’s sure to appeal.
Now consider the location, so close to the city where all that you need is easily found,
a traditional village feel and country walks on the doorstep, enjoying your home in lovely green surrounds.”*



KEY FEATURES

- The larger part of a Grade II Listed Georgian Mansion situated in the Conservation Area of the highly sought after village of Cringleford
- Seven Bedrooms; Three Bathrooms
- Four Receptions; Conservatory
- Spacious Breakfast Kitchen; Separate Utility
- Character includes Mahogany Handrails, Marble Fireplaces, Encaustic Floor Tiles, Stained Glass Windows, Sash Windows with Original Glass and Shutters, 12ft Moulded Ceiling, Bay Window and Original Timber Floors
- Spacious Gardens, Carport, Shed/Workshop, Additional Stores and Parking for Several Vehicles
- The Accommodation extends to 3,769sq.ft
- EPC Exempt

Perfectly placed, this home offers easy access to city and country alike, whilst enjoying a village feel within a welcoming community. You truly can have the best of both worlds here. It's a charming and characterful home too, carefully and sympathetically restored by the current owners over the past nineteen years and retaining some stunning original features. The secluded gardens have been landscaped to offer colour and interest throughout the year, while the immediate position, well back from the road, means it's lovely and private to the front too.

A Popular Period

Sash windows, high ceilings, impressive fireplaces, elegant hallways and sweeping staircases – these are just some of the things people love about Georgian houses. This appealing family home has them all – plus a few extras! “When we came here, the house and garden had been neglected,” the owners confirm, “But we fell in love with all the historic features and the space and light it offers.” The house has now been modernised, with a new roof, central heating and more, but with great care taken to keep its original character. Listed features include a spectacular oak door and surround believed to have come originally from a bank in Kings Lynn, plus stained glass and some windows which are believed to have come from a previously recorded house on the site. If you love homes with character, you'll fall for this right away, all the more so because the kitchen and the bathrooms have been carefully chosen to be in keeping with the overall look and feel of the house.









KEY FEATURES

A Tale To Tell

The property dates back to 1797 when it was built by Thrower Buckle, whose portrait can be seen hanging in Felbrigg Hall and whose memorial is in the church over the road. Later on it spent over 100 years in the ownership of the Patteson family, known locally as founders of the former Steward & Patteson brewery and involved in the founding of Norwich Union. Residents were MPs, Mayors of Norwich and Lord Lieutenant of Norfolk. The house was divided into two in the 1930s and the contents sold at auction. The current owners have done extensive research into the house history and have a number of papers and historical documents relating to the house, including an auction catalogue, which will remain with the house.

Glorious Gardens

Set back from the road, the house enjoys a secluded position, with plenty of parking to the front and good sized gardens to the side and rear. The owners are keen gardeners and have enjoyed landscaping the garden over the years. "When we came here, there were already some beautiful mature trees, including birch, beech and a magnolia that's spectacular in flower each spring. You can lie in the roll top bath and see it in all its glory," they say. There are also massed Spring bulbs, including snowdrops that kick off the new year of colour from January. The owners have created shrub and flower beds that provide colour and interest all through the year, making it enjoyable to see, whatever the season.

The Perfect Position

The area is another huge draw, offering all the benefits of access to the city, the feel and intimacy of a village community, plus open countryside and walks along the Yare Valley that are practically on the doorstep. "We moved from the country but have been pleasantly surprised at how easy it's been to stay connected to it here." The owners moved to the area for their children's schooling and to give them more independence. The bus stop is visible from the house and good bus services run to the state and all the private schools as well as into the city centre. You're close to the A11 for easy travel out of the area, while the hospital, research park and university are close by too, and Waitrose is just down the road. The owners particularly love the feel of being at the centre of a village community, opposite the church where their daughter was married. "We certainly have no plans to leave this area!"







KEY FEATURES

The Accommodation

The ground floor accommodation consists of a stunning main reception hall, with the original staircase, with its mahogany hand rail. Underfoot you notice the Victorian encaustic tiles, which can be found throughout other areas of the ground floor accommodation including the music room. Additional rooms include the formal dining room with marble fireplace, a stunning drawing room with original sash windows, shutters, marble fireplace and 12ft moulded ceiling. To the rear of the home, you discover the spacious hand-made hardwood kitchen/breakfast room complete with original plate rack. Adjoining here is the garden room, leading to the conservatory with French doors leading out to the rear gardens. To the other side of the kitchen is the music room, with antique double doors and intricate timber surround. The rear hall affords access to the gardens, whilst an inner hallway leads to a downstairs cloakroom, WC and the lounge, along with a separate utility room with external door.

The first floor consists of a spacious landing area to the front along with a sitting room and four double bedrooms, including the option to incorporate a generous master bedroom suite if required. A large bathroom and a shower room can also be found on this floor. Once again the first floor benefits from large sash windows which provide plenty of natural light as well as views over the gardens. The second floor consists of another large front landing area as well as three further double bedrooms and a main bathroom including a separate shower. The second floor accommodation is ideal for either guests or teenagers as it is set well away from the remainder of the house. Once again large windows provide natural light as well as the best views from the house either to the front or rear.

Agents Note

The property does incorporate a flying freehold with the neighbouring property.

The Grounds

Situated in the village of Cringleford, access to the property is via a generous shingle drive, which opens up to provide parking for several vehicles. This also leads directly to an undercover car port with adjoining shed/workshop. From the front drive you capture your first views of the wonderful Georgian elevations, whilst also admiring its mature setting with yew, beech and holly trees in the front garden. To the side there is a deep border with lawn, leading to the rear garden. This has been landscaped with a large shingle terrace the length of the house, oval lawns and generous borders, including a small vegetable patch. Boundaries consist of mature hedging and close boarded fencing ensuring privacy from the neighbours. Mature trees are again found throughout the rear garden including beech, magnolia and silver birch. These are underplanted with a wide variety of shrubs, perennials and bulbs. Small pathways run under a rose arch and through a deep border to a paved area where original limestone steps, alongside a rockery, lead to a raised seating spot. Also to the rear of the house are two additional stores. In all, the gardens extend to approximately 0.3 acres.





















INFORMATION

On The Doorstep

Cringleford is ideally situated south west of Norwich and is in close proximity to the University of East Anglia, the Norwich University Hospital and the Norwich Research Park. It is within easy reach of the A11, A47 and A140 giving access to all major routes exiting Norfolk. Cringleford is a thriving village offering a wide range of facilities including a primary school, surgery, post office and shop, recreation ground, village hall and church. The neighbouring village of Eaton has further facilities including a Waitrose supermarket, bank and hairdressers.

How Far Is It To?

Within such close proximity to Norwich City Centre there is a large array of cultural and leisure facilities nearby, including Chapelfields shopping centre, bars, restaurants, theatres and cinemas. There are a number of good schools in both, state and private sectors as well as the University of East Anglia. Norwich has a main line station to London Liverpool Street with an approximate journey time of 1 hour 50 mins, also providing commuter trains to Cambridge. There is an international airport to the north side of the city and access to most major trunk roads. From the A11 Newmarket Road, Cambridge lies approximately 60 miles to the south-west and Newmarket 47 miles.

Directions

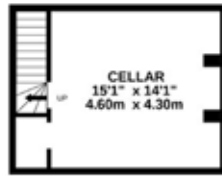
Leave Norwich along the A11 Newmarket Road, fork left signposted Eaton. Upon reaching the traffic lights continue straight over, over the bridge and follow the road round where 8 Newmarket Road will be found after a short distance on your right hand side just before the Colney Lane turn off.

Services and District Council

Gas Central Heating, Mains Electricity, Water & Drainage.

South Norfolk District Council

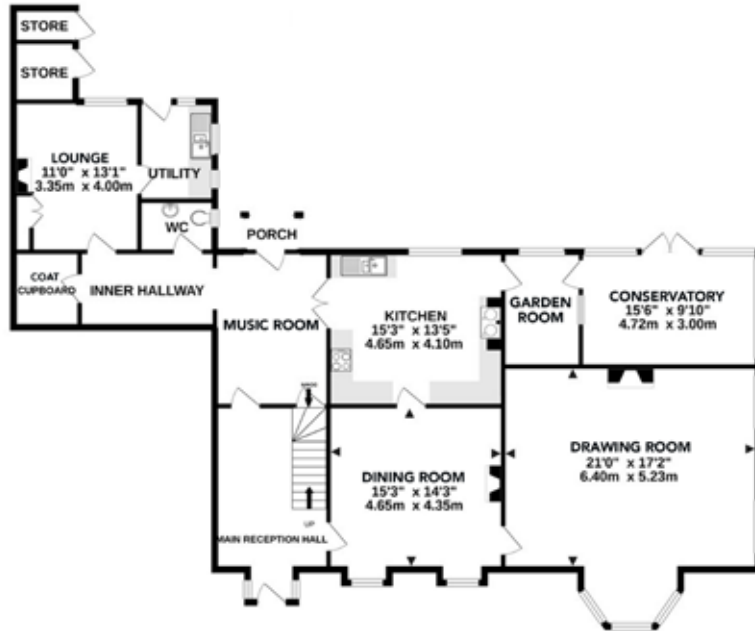
Tenure - Freehold



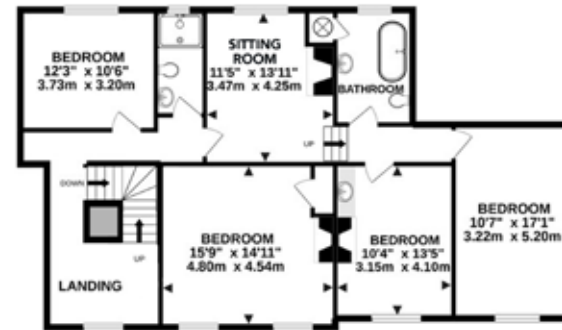
BASEMENT
259 sq.ft. (24.1 sq.m.) approx.



2ND FLOOR
688 sq.ft. (63.9 sq.m.) approx.



GROUND FLOOR
1760 sq.ft. (163.5 sq.m.) approx.



1ST FLOOR
1062 sq.ft. (98.7 sq.m.) approx.

CARPORT
18'10" x 14'3"
5.75m x 4.35m



OUTBUILDING
401 sq.ft. (37.2 sq.m.) approx.

FLOOR AREA : HOUSE - 3769 sq. ft. (350.2 sq. m.) approx.

TOTAL FLOOR AREA : 4170 sq.ft. (387.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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. 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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This property is a Listed Building and therefore does not require an Energy Performance Certificate



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THE FINE & COUNTRY
FOUNDATION

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