



THE STORY OF
Carrington House
Snettisham, Norfolk

SOWERBYS

S

THE STORY OF

Carrington House

12 Lynn Road, Snettisham
Norfolk, PE31 7LS

Grade II Listed Georgian Home

Versatile Accommodation

Ample Reception Spaces

Nine bedrooms, Seven Bathrooms Which
Five of these are En-Suites

Two/Three Bedroom Annexe

Ample Parking

Attractive Garden

Garage

SOWERBYS HUNSTANTON OFFICE

01485 533666

hunstanton@sowerbys.com



“The home has been a successful holiday let in a lovely location in the heart of the village.”

Set in the heart of a picturesque Norfolk village, Carrington House, once the village doctor's residence, now stands as a delightful family home. Conveniently situated for everyday needs and just a short drive from the coast, this Grade II listed property exudes old-world charm. Having served as a holiday home, the current owners have infused themed rooms throughout the house and would be interested in selling this successful holiday home as a business with all associated assets.

Upon entering through its inviting facade, the charm of yesteryear envelops you in the welcoming hallway with stairs

leading to the first floor. The expansive formal dining room sets the stage for elegant dinner parties, while the formal sitting room, bathed in natural light from two large windows overlooking the village centre, provides an ideal space for entertaining guests. A cosy lounge/snug offers a retreat for relaxation with family and friends.

Designed to accommodate grand gatherings, the kitchen, with an adjacent utility room, is a focal point of the house. The sizable basement, currently an entertainment space, offers versatility as a games room or storage area.





The cottage (Annexe), a later addition with its own entrance and courtyard garden, is connected to the main house, providing flexibility.

On the first floor of the main section of the house boasts six opulently decorated bedrooms, two of which offer delightful views of the village centre. Unheard of in its Georgian era, three en-suites and two additional bathrooms grace this level.

The front garden leads directly to the village centre, while the private rear garden, currently divided into sections, offers tranquillity and privacy. The driveway at the rear provides ample parking for multiple vehicles.

Adding to the allure, a coach house at the rear, currently serving as a leisure and storage space, has planning permission for conversion into a two-bedroom cottage. Alternatively, it could become a splendid office, subject to standard planning regulations.



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.

ALL THE REASONS



Snettisham

IN NORFOLK
IS THE PLACE TO CALL HOME



For a small, coastal village, Snettisham has a big reputation, not least as a gourmand's getaway. Add to this a wealth of pretty

period properties and it's not surprising that many come for a weekend only to seek a more permanent place to stay.

With a primary school, GP surgery and dental practice, plus a central chemist and supermarket, plus a handy local builder's merchant for any renovations, the village is extremely well serviced. A small retail park, Poppyfields, and The Granary, which is a treasure trove of craft, antiques and collectibles, sit on the edge of the village and are fun to explore.

Resplendent St Mary's Church which sits on a hill behind the village centre was built in the 14th century and has an 172ft spire that was once used as a landmark for ships on The Wash, and described by architectural historian Pevsner as, "perhaps the most exciting

decorated church in Norfolk!

Follow the hill down to the village and you'll pass the Rose & Crown pub, which has won numerous awards. Diners are spoiled for choice as Snettisham is also home to The Old Bank, which was named The Good Food Guide Best Local Restaurant in 2019 and is also listed in the Michelin Guide. For coffee, brunch or an evening of wine, nibbles and jazz, try the sister business next door, The Old Store.

Snettisham is home to a RSPB nature reserve and Wild Ken Hill, a rewilding site using regenerative farming to return the land to its natural stage. Walk or cycle the old farm path from the A149 to watch the spectacle of migratory birds soar and settle on the edge of the lagoons. Or up the adrenaline level at Snettisham Beach Sailing Club which offers paddleboarding, kayaking, windsurfing, kitesurfing and dinghy sailing, alongside a vibrant social events calendar.

Whatever pace you enjoy, there can be few places as appealing as Snettisham to enjoy some of the finer things in life.



Note from the Vendor



“In three words we would describe the property as spacious, characterful and opulent.”

THE VENDOR



SERVICES CONNECTED

Mains water, electricity and drainage. Heating via gas central heating.

COUNCIL TAX

Band B.

ENERGY EFFICIENCY RATING

D. Ref:- 7290-1544-0722-0326-3973

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

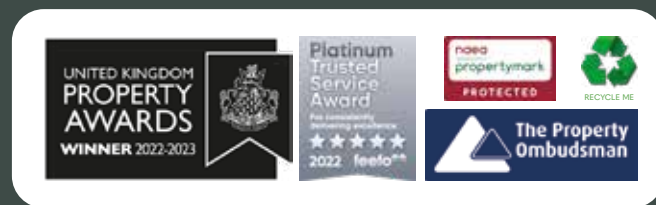
Freehold.

LOCATION

What3words: ///printout.vibrates.hours

These particulars and measurements whilst believed to be accurate, are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give representation or warranty in respect of the property.

SOWERBYS



Sowerbys Estate Agents Limited is a company registered in England and Wales, company no: 05668606. Registered office 54 Westgate, Hunstanton, Norfolk, PE36 5EL