



Bycroft Estate Agents

LOT 2



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Cranleigh House, Acle Road

Upton, Norwich, NR13 6GN

LOT 1 - O.I.E.O. £995,000 Freehold

LOT 2 – LAND £105,000 Freehold

Property Features

- Substantial Victorian Country House in approx. 0.7 Acres (STMS)
- 8 Bedrooms, 7 En Suite
- Sought After Broadland Location Close Norwich
- Extensive Countryside Views
- Potential for Commercial Uses
- Immaculate Condition
- Multi-Generational Living Potential
- Lot 2 – Additional Land – approx. 0.9 Acres (STMS)

Full Description

Bycroft Norfolk Broads welcomes you to Cranleigh House a charming Victorian former rectory set in a total of approximately 1.6 acres (STMS) (Lot 1 being approx. 0.7 acres and Lot 2 being approx. 0.9 acres) of land and offering approximately 6,000 sq ft of accommodation with the opportunity of various commercial uses alongside its charm as a formidable family home. Providing eight bedrooms with seven en suites and a family bathroom. The downstairs provides three spacious reception areas surrounding a centrepiece impressive dining room with bar area and statement fireplace with inglenook beam and wood burning stove. The light and spacious accommodation continues into the high quality fitted kitchen which is supported by a boot room and downstairs bathroom and cellarage. The property is approached via a sweeping driveway providing ample parking with the south facing grounds being laid mainly to lawn with established trees, shrubs and mature hedging. There are field views to the front and rear of the property across adjacent farmland. The property benefits from oil fired central heating with a separate boiler for the hot water system and UPVC double glazing. This property is immaculate and an inspection is highly recommended to fully appreciate the style and flexibility on offer.

LOT 1: HOUSE & GROUNDS APPROX. 0.7 ACRES (STMS)

SPACIOUS ENTRANCE HALL

6' 4" x 29' 11" max (1.93m x 9.12m) timber door with double glazed windows to front aspect; wood effect flooring; stairs to first floor.

KITCHEN / DINER

30' 0" max x 17' 2" max (9.14m x 5.23m) three UPVC double glazed windows to front; UPVC double glazed window to side; UPVC double glazed French doors leading into garden; slate tile flooring; fitted with an array of modern wall and base units; two integrated double ovens; inset hob with extractor hood over; integrated microwave space; integrated space for American style fridge freezer; two integrated dishwashers.



LOUNGE AREA

26' 5" max x 23' 8" (8.05m x 7.21m) UPVC double glazed windows to front and side aspects; UPVC double glazed double doors leading out to the garden; stunning feature fireplace with wood burning stove; opening into Dining Room.

DINING ROOM

29' 8" x 19' 6" (9.04m x 5.94m) UPVC double glazed windows to front aspect; beautiful open fireplace; bar area with wall and base units; wood effect flooring.

SNUG

13' 5" max x 11' 0" (4.09m x 3.35m) UPVC double glazed window to rear aspect; timber framed window to rear aspect; electric fireplace.

STUDY

16' 11" x 11' 11" (5.16m x 3.63m) UPVC double glazed windows to rear and side aspects.

BOOT ROOM

12' 3" x 7' 1" (3.73m x 2.16m) UPVC double glazed window to side aspect; boiler.

BATHROOM

12' 10" x 5' 10" (3.91m x 1.78m) UPVC double glazed window to rear aspect; wc; roll top bath with mixer tap and shower attachment; hand wash basin.

CLOAKROOM

UPVC double glazed window to rear aspect; wc; hand wash basin.

FIRST FLOOR LANDING

access to Bedrooms, Laundry Room and Cloakroom; stairs to second floor.

BEDROOM 1

17' 10" x 14' 4" (5.44m x 4.37m) UPVC double glazed windows to front and side aspects; built in cupboard space.

EN SUITE

6' 6" x 6' 8" (1.98m x 2.03m) walk in shower cubicle with a mains wall mounted shower; wc; hand wash basin; tiled flooring; part tiled walls.

BEDROOM 2

17' 10" max x 14' 4" (5.44m x 4.37m) UPVC double glazed windows to front and side aspects; built in cupboard space.

EN SUITE

7' 4" x 6' 6" (2.24m x 1.98m) UPVC double glazed window to front aspect; bath with mixer tap and shower attachment; wc; hand wash basin; tiled flooring; part tiled walls.





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BEDROOM 3

14' 4" max x 12' 1" max (4.37m x 3.68m) UPVC double glazed window to side aspect.

EN SUITE

10' 6" x 3' 11" (3.2m x 1.19m) UPVC double glazed window to rear aspect; walk in shower cubicle with a mains wall mounted shower; wc; hand wash basin; tiled flooring; part tiled walls.

BEDROOM 4

13' 5" max x 12' 4" (4.09m x 3.76m) UPVC double glazed window to side aspect.

EN SUITE

7' 5" max x 4' 0" max (2.26m x 1.22m) walk in shower cubicle with a mains wall mounted shower; wc; hand wash basin; tiled flooring; part tiled walls.

CLOAKROOM

UPVC double glazed window to rear aspect; wc; hand wash basin.

LAUNDRY ROOM

13' 5" max x 11' 0" (4.09m x 3.35m) base units with sink drainer; plumbing for washing machines; space for tumble dryers; UPVC double glazed windows to side aspect.

SECOND FLOOR LANDING

GAMES ROOM AREA

20' 10" x 14' 7" (6.35m x 4.44m) UPVC double glazed windows to rear aspect; external timber door leading to spiral staircase to ground floor.

BEDROOM 5

15' 5" x 11' 5" (4.7m x 3.48m) UPVC double glazed window to front aspect; hand wash basin.

EN SUITE

5' 3" x 5' 2" (1.6m x 1.57m) walk in shower cubicle with a mains wall mounted shower; wc; tiled flooring; part tiled walls.

BEDROOM 6

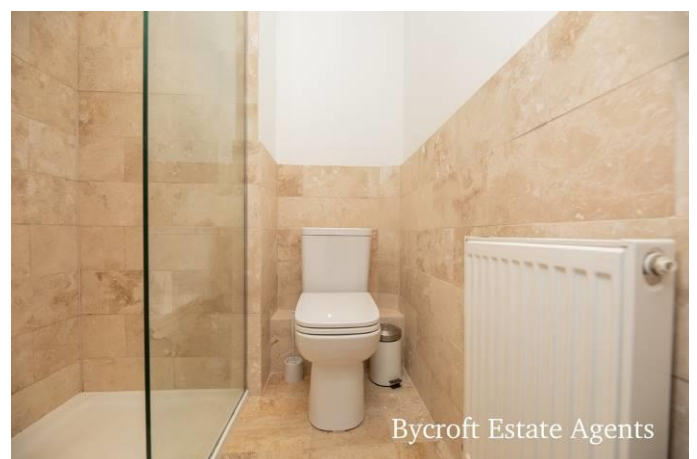
19' 5" max x 11' 10" max (5.92m x 3.61m) UPVC double glazed windows to front and side aspects; wash hand basin.

EN SUITE

5' 1" x 4' 6" (1.55m x 1.37m) walk in shower cubicle with a mains wall mounted shower; wc; tiled flooring; part tiled walls.

BEDROOM 7

12' 12" x 11' 4" (3.96m x 3.45m) UPVC double glazed windows to front and side aspects.



EN SUITE

7' 0" x 3' 9" (2.13m x 1.14m) walk in shower cubicle with a mains wall mounted shower; wc; hand wash basin; tiled flooring; part tiled walls.

BEDROOM 8

13' 5" x 10' 8" (4.09m x 3.25m) UPVC double glazed window to side and rear aspects.

CELLAR

23' 0" max x 14' 1" max (7.01m x 4.29m) functional and perfect for wine storage, preparation and tasting!

OUTSIDE

The property is approached via a sweeping driveway leading to a gravel parking area for multiple vehicles. The property sits in a plot of approximately 0.7 acres (STMS) with a garden mainly laid to lawn with a variety of shrubs and trees all enclosed by hedging for privacy. Both the front and rear of the property overlook countryside.

NOTE: should prospective purchasers require further parking space, the current owners have obtained planning permission for a double cart lodge and garage to the front.

EPC

This property has a current EPC rating of D.

COUNCIL TAX

This property is currently listed as Band G.

LOT 2: REAR FIELD APPROX. 0.9 ACRES (STMS)

The purchasers of Cranleigh House are invited to purchase a further parcel of land to the rear of the property with residential garden use which is ideally also suited for equestrian use. Potential space for a tennis court and swimming pool. This is priced separately at £105,000.

VIEWINGS

Strictly by appointment with the selling agents, BYCROFT ESTATE AGENTS, tel: 01692 612612.

COMMERCIAL USES

Whilst this property is currently a residence, there have been commercial uses in the past. The property would lend itself to the following uses (STP):

- Office HQ
- Private Clinic
- Dentistry Centre
- Air BNB
- Care Home
- Treatment Centre
- Retreat
- Bed & Breakfast

Further, there is the possibility of converting the property to apartments.

