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THE STORY OF

Ogilvy House

Cromer, Norfolk

SOWERBYS



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Ogilvy House

7 St Marys Road, Cromer, Norfolk
NR27 9DJ



Magnificent Period Residence

Six Suited Bedroom Options

Opulent Formal Receptions

Wonderful In-Frame Kitchen

Exquisitely Decorated and Dressed

Luxuriously Appointed Bathrooms

Wonderful South-Facing Garden

Under Floor Heating and Exceptional Specification

Established Boutique Bed and Breakfast Business

Fine Home Just a Short Stroll from Town and the Beach



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“Our adaptable, stylish and spacious home is a light and warm house well-located for nearby facilities.”

Ogilvy House is an imposing Victorian three storey town house situated in a conservation area, close to Cromer town centre and in strolling distance from Cromer beach on the revered North Norfolk coast.

Believed to have once been a vicarage in a past era, Ogilvy House stands proud amongst attractive Victorians rows. A handsome and substantial residence it's beguiling and highly intricate façade exudes classic architecture and elegance.

Extensively remodelled, renovated and extended by the present owners to a meticulous and luxurious, standard over the past twelve years, this

exceptional property has provided not only a wonderful home but a lucrative and rewarding lifestyle as it presently functions as a boutique, coastal bed and breakfast.

The fastidious renovation has created a magnificent home and business which subtly fuses Victorian splendour with style and luxury to provide a coastal haven fit for modern day living.

Notable features and additions to this fine home include intricate period detailing, high ceilings, hard wood double glazed sash windows, under floor heating throughout, high quality flooring and splendid interior design.





Set out over three floors and extending to around 3,500 sq. ft. the extensive accommodation has been set out to ensure the property fully functions as a wonderfully sumptuous home, but equally a highly successful business - a balance which is not often achieved.

Handsome, double front doors open through to an inviting reception hall with an elegant turning staircase, with a guest WC just off the hall.

A wonderful front dining room features an ornate open fireplace and a handsome bay window. This fine room strikes a balance between being a formal dining space and a breakfast room for the bed and breakfast.

Double doors from the hall open through to a magnificent, 32' sitting room. This opulent but cosy room wraps around the south-facing terrace and garden, incorporates a lounge area and dining space - each with a wood burner and sliding doors onto the terrace.

The kitchen exudes style and elegance with timeless in-frame shaker cabinetry capped with stone worktops, a butler sink, floor-to-ceiling utility cupboards and ample space for informal dining. Off the kitchen is a useful store and rear staircase leading to a principal bedroom.





Rising to the first floor via the main staircase you will find two of the six-bedroom suits. Each bedroom suit is beautifully decorated, and features fitted wardrobes and luxurious en-suite bathrooms. A central hall and lobby connects to the owner's principal bedroom suite which is a sumptuous space with a luxurious en-suite bathroom, extensive wardrobe options and a wonderful, private balcony looking out over the south-facing rear garden. This indulgent space feels perfectly detached from the guest suites and also features a separate staircase descending to the kitchen and living area.

The second floor is home to two further guest bedrooms suites. Following the refined and quality feel through the bedrooms, both rooms include fitted wardrobes, stylish decoration and luxurious en-suite facilities.

A final bedroom suite is set off the main building and accessed via the rear garden. Set on the first floor level this intimate bedroom is accessed via an external staircase and features fitted wardrobes and an en-suite bathroom.

In summary this splendid house provides the option of five suited guest bedrooms for the business or equally family life plus an exceptional and highly private principal suite and living areas.







To the front of the property there is a private, block paved driveway with off-street parking and access to a half-sized garage, which is suitable for storage.

The rear garden is a real delight and enjoys a sunny southerly aspect. Beautifully landscaped and crafted this attractive area features a paved sun terrace, raised lawn and established soft landscaping to the perimeters.

Ogilvy House is situated in a conservation area, close to Cromer town centre and in strolling distance to the town's beach on the revered North Norfolk coast.



“We’ve loved the views from the south-facing windows out onto the delightful garden.”



First Floor
 Approximate Floor Area
 1354 sq. ft.
 (125.90 sq. m)

Second Floor
 Approximate Floor Area
 647 sq. ft.
 (60.07 sq. m)



Ground Floor
 Approximate Floor Area
 1424 sq. ft.
 (132.32 sq. m)

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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ALL THE REASONS

Cromer

IS THE PLACE TO CALL HOME



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, and in recent years there has been a regular flow of relocaters from the capital and home counties looking for a life by the sea.

This, in turn, has triggered an 'on the up' momentum for the area and seen fabulous start-up businesses breathe new life into the streets surrounding the town centre. 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.

With a good selection of schools including independent Beeston Hall School at nearby West Runton, it's easy to see the appeal of this gorgeously gentrified town for young families as a place to put down roots. Come discover if it's the place for you too...



Note from the Vendor



"We've loved having such easy access to beach and cliff walks."

THE VENDOR



SERVICES CONNECTED

Mains water, electricity, gas, drainage, and broad connectivity. Gas heating.

COUNCIL TAX

Band to be confirmed.

ENERGY EFFICIENCY RATING

D. Ref:- 2266-3035-8202-6284-2200

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

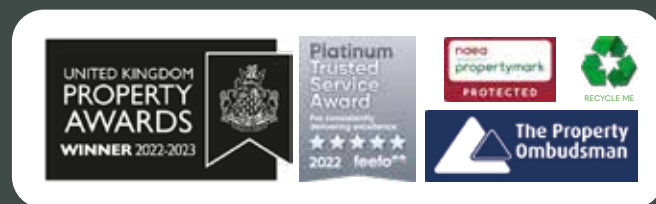
Freehold.

LOCATION

What3words: ///crunchy.stems.used

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SOWERBYS



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