



THE STORY OF

7 Colne House

Cromer, Norfolk

SOWERBYS



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NR27 9DP

Historic Colne House Estate

Former Residence of Dowager
Lady Catherine Buxton

Grade II Listed with Period
Architecture and Features

Large, Light-Filled Living Room

Elegant Principal Bedroom

Two Additional Spacious Bedrooms

Beautiful Courtyard Garden

Expansive Lawn for Recreation

Private and Visitor Parking

Rich Legacy and Potential

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Steeped in rich history, the Grade II Listed 7 Colne House forms part of the legendary Colne House estate, which dates back to the 18th century and was home to the noble Buxton family for over a century. The estate's most renowned occupant, Dowager Lady Catherine Buxton, moved into Colne House in 1838 alongside her husband, Sir Edward North Buxton, MP for South Essex. Born Catherine Gurney in 1814, Lady Buxton lived here until her passing in 1911 at the remarkable age of 96. A woman of deep compassion and generosity, she became a beloved figure in Cromer, where she lived with her daughters. Known for her charitable spirit, she provided much-needed warmth to the local community by distributing soup to the needy during the winter months and sending thoughtful gifts to residents during Christmas. Her presence, until the end, left a lasting imprint on the area.

Colne House itself has an impressive past, evolving into Cromer's second-largest property at its peak, standing amidst 6-8 acres of lush grounds. Its grandeur was further enhanced by Lady Buxton's sons, who constructed a conservatory for their mother, which later became two charming cottages to the left of the main building. The estate has played many roles over the years, including serving as a Red Cross hospital during World War I. Through generations, it remained a cherished possession of the Buxton family, passing from Sir Edward to his son, Sir Thomas Fowell Buxton, an MP and Governor of South Australia. The house was later transformed into a hotel under the Dowding family's ownership, marking yet another chapter in its storied history.

Today, 7 Colne House stands as a beautifully preserved piece of this magnificent past. The property itself is resplendent with period features that transport you to an earlier era of elegance and stateliness. Entering the grand living room, one can almost hear the faint echoes of the ballroom, where elegant soirées and gatherings once took place. The room is bathed in natural light, thanks to the large bay windows that overlook the gardens, flooding the space with warmth and creating a sense of timeless grandeur. The principal bedroom above enjoys the same captivating light and views, offering the added luxury of an ensuite bathroom. Two additional bedrooms, each filled with a similar sense of space and brightness, share a family bathroom, ensuring that every corner of this home feels expansive and inviting.

Outside, a delightful courtyard garden lies just beyond the double doors, providing a tranquil spot for relaxation. Beyond the courtyard, an expansive lawn stretches out, perfect for families to enjoy, much as the current owners' children and grandchildren have done. The property also benefits from private parking directly in front, with additional visitor parking across the street.

With a heavy heart, the time has come for the current owners to pass on this beloved home, but a bright new chapter awaits 7 Colne House. This is an extraordinary opportunity for a new family to create their own history within these walls and cherish the remarkable legacy of this historic property.





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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Cromer

WHY NOT PUSH THE BOAT OUT WITH A SEASIDE SUPPER?

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



Sketch from original brochure of development.

“The house was bought off plan in 1988 when Colne House was converted into residences - it was the best one in the development!”



SERVICES CONNECTED

Mains water, electricity, gas and drainage.

COUNCIL TAX

Band C.

ENERGY EFFICIENCY RATING

An Energy Performance Certificate is not required for this property due to it being Grade II listed.

TENURE

Freehold.

LOCATION

What3words: ///rosette.study.countries

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SOWERBYS

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