



THE STORY OF

Tapdon House

West Runton, Norfolk

SOWERBYS



THE STORY OF

Tapdon House

West Runton, Norfolk
NR27 9QH

Elegant Residence

Ornate Period Features

High Ceilings Throughout

Stylish and Elegant Interiors

Four Double Bedrooms

Principle Room with Dressing Room and En-Suite

South Facing Garden

Village Setting with Elevated Sea Views

Off-Street Parking

Convenient for Sheringham and Cromer

SOWERBYS HOLT OFFICE

01263 710777

holt@sowerbys.com





Located between National Trust woodland and the heritage coastline, this is a very special location which perfectly promotes a coastal Norfolk lifestyle.

Tapdon House is a handsome, period residence standing proud in an elevated position on West Runton's picturesque and historic common with glorious vistas all around of rolling open spaces and sea views on the horizon. Commissioned and built in 1891 to an individual design this fine residence showcases classic architectural features from a variety of eras with knapped flint panels set within mellow red brick dressings and elegant bays with ornate sash windows.

The period charm and features continue to delight on the inside with high ceilings, decorative cornicing, and panelled doors. A highly tasteful interior design adds to the appeal of this exceptional home to create the perfect fusion of old and new.

Set over three floors and extending to more than 2,000 sq. ft. the accommodation is spacious, bright and highly versatile. An opulent entrance hall creates an inviting and impressive reception to the house and features a decorative fireplace with an oak mantel and York stone hearth.

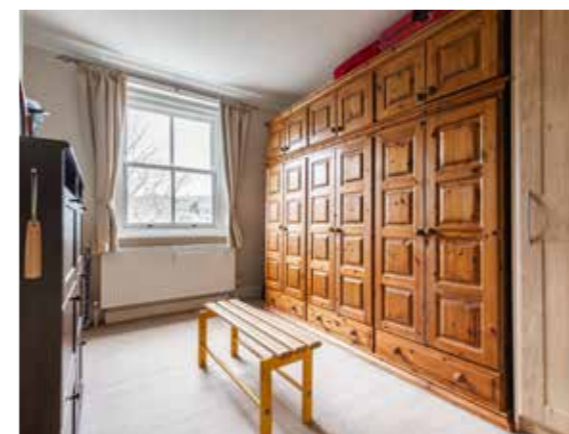
The kitchen provides a highly social hub for the house with classic shaker-style cabinetry and tiled flooring. Off the kitchen a versatile dining room and lounge area features double french doors set within an elegant bay and lead directly out to the rear terrace and garden. The ground floor is completed by a guest WC and rear lobby.





We've loved being perched on the first-floor window seat watching the shire horses graze in the fields.





An elegant staircase rises from the hall to the first floor where you will find the formal sitting room. This sumptuous reception enjoys elevated southerly views over the surrounding area and is bursting with features such as a fireplace with wood burner, high ceilings and a fabulous bay window with seating. From the first-floor landing is also a delightful double bedroom and a family sized bathroom.

The staircase rises again to the second-floor landing which is flooded with natural light thanks to a wonderful, glazed ceiling lantern. The principal suite resides on the second floor and enjoys elevated views over the common and beyond to the sea. This impressive suite incorporates a dressing area and en-suite shower which is also accessed from the landing. Two further double bedrooms complete the second floor and provide highly versatile space which can be adapted to suit a variety of needs.

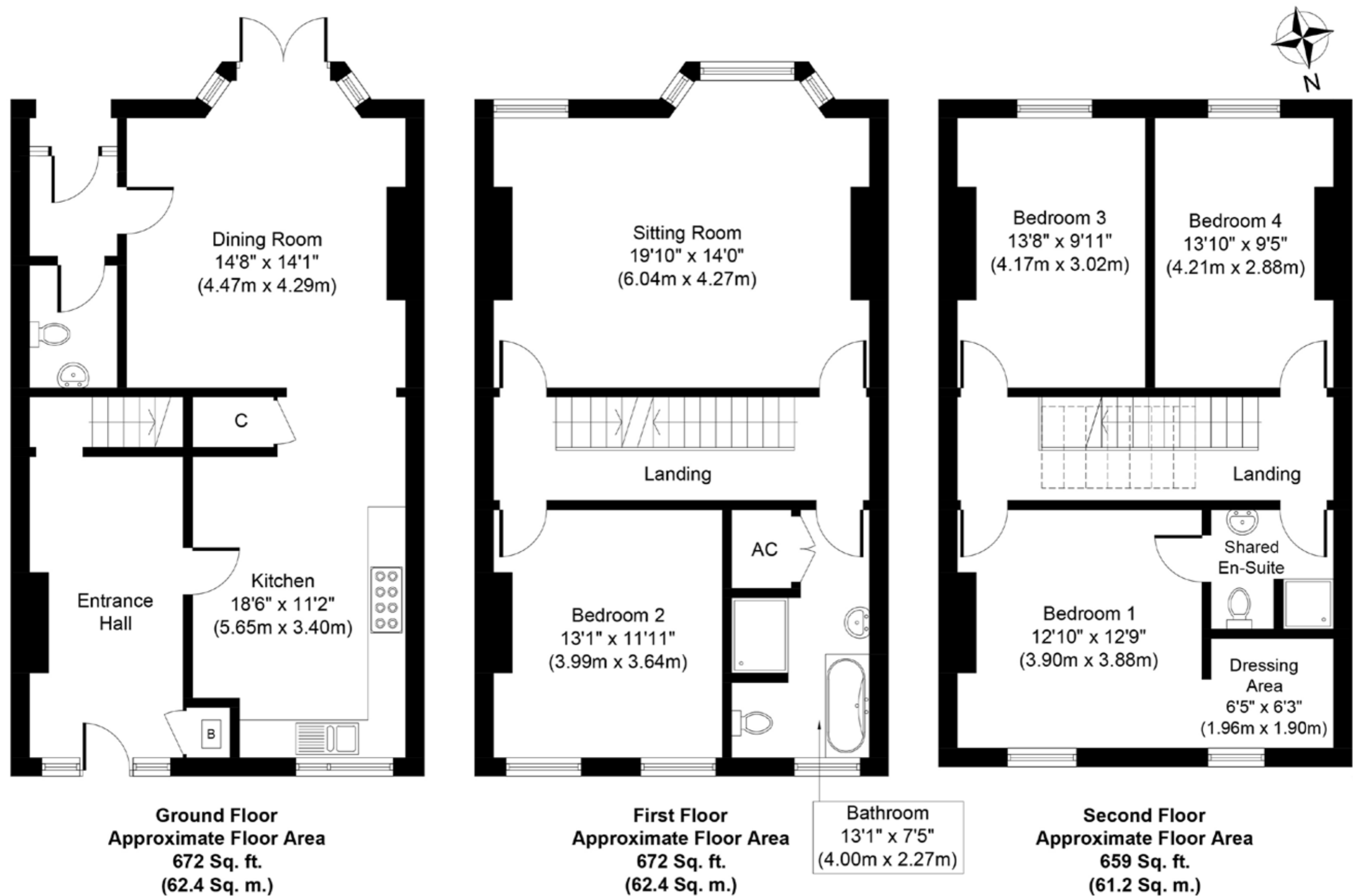
The property is approached over a gravelled driveway with a parking area providing space for three vehicles. To the rear south side of the property is fully enclosed garden featuring a paved sun terrace, shaped lawn with mature shrub and flowering borders with hedge boundaries, summerhouse and mature trees.

The location of Tapdon House really elevates the lifestyle opportunities which this special area can provide: open spaces, ancient woodland, heathland and of course a glorious beach are all within a short walk. Furthermore, the village features a variety of amenities rarely found together in North Norfolk and include The Links Country Park Hotel and Golf Course, a village inn, convenience store with post office and a selection of independent cafes and eateries. The larger, coastal towns of Sheringham and Cromer are just a short drive away and provide extensive amenities.



We have the perfect
balance
of a vibrant village
lifestyle
and coastal living.





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.
Copyright V360 Ltd 2025 | www.houseviz.com

West Runton

SCENIC VILLAGE WITH FOSSIL-RICH CLIFFS AND BEAUTIFUL BEACHES

Between the Victorian seaside resorts of Cromer and Sheringham, West Runton has good road connections and a small railway station with regular services to Norwich. West Runton also has a pub - The Village Inn, restaurants, a post office, an independent school and village store. It also has a golf links course and there are nearby National Trust woodland walks. The village is famous for the West Runton Woolly Mammoth, a huge 6-700,000 year old fossilised elephant, discovered in the 1990s. West Runton is also home to the Hilltop Shirehorse Centre.

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. 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.



Note from the Vendor



Dining Room

“This is an elegant and spacious, yet homely, property.”



SERVICES CONNECTED

Mains electricity, water and drainage. Gas fired central heating.

COUNCIL TAX

Band E.

ENERGY EFFICIENCY RATING

D. Ref: 8163-6129-4280-2579-8976

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: ///sends.forkful.slate

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

We are proudly supporting these Norfolk charities by organising and participating in events throughout 2025, along with making a donation for every home we sell.



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

