



THE STORY OF

Incleborough House

East Runton, Norfolk

SOWERBYS



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Incleborough House

East Runton, Norfolk
NR27 9PG

A Superb 16th Century Grade II
Listed Coastal Residence

Highly Versatile Accommodation
Extending to Over 5,000 Sq. Ft.

High Specification and Immaculately
Presented Throughout

Seven Large En-Suite Bedrooms

Bespoke Oak Kitchen Including Six Oven Gas Aga

Wealth of Period Features

South Facing Private Walled Gardens
Approaching 0.75 Acre (STMS)

300 Metres From Blue Flag Beach

Offered Chain Free

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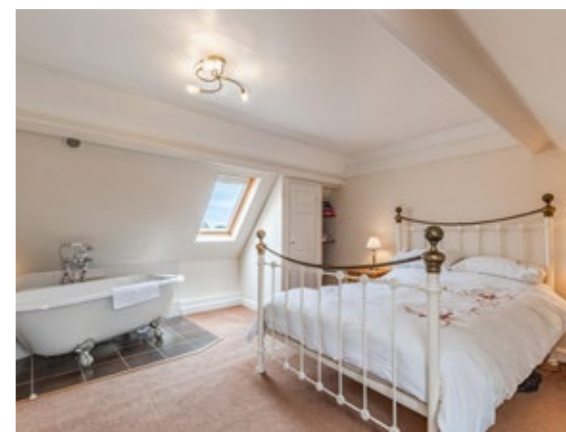
Step into a world of heritage, charm, and luxurious coastal living at Inleborough House - a spectacular 16th-century residence offering a rare blend of period character and modern versatility in one of Norfolk's most enviable locations.

Seldom does such a sensational classical residence come to the market, set in idyllic walled grounds just a short walk to the gorgeous Blue Flag beach of East Runton. Inleborough House boasts expansive period accommodation, offering versatility to suit a variety of lifestyles. With heritage dating back to the 16th Century and a prime location within easy walking distance of the coastal path, this charming home is rich in character and provides the space, tranquillity, and timeless appeal synonymous with the Norfolk coastal lifestyle.

From the moment you arrive, Inleborough House impresses. The classy accommodation extends to over 5,000 Sq. Ft, beginning with a grand and welcoming entrance hall that sets the tone for the rest of the home. It leads to a magnificent formal drawing room and a charming snug, both brimming with character. These are spaces designed for relaxation, reflection, and refined entertaining, perfectly capturing the elegance and warmth that define this exceptional period property.

At the heart of the home, a stunning country-style kitchen is a culinary dream complete with a traditional gas six oven Aga, alongside an extensive range of bespoke oak fitted and free standing units with a central island topped with granite worktops. Flowing seamlessly from here, the spectacular dining conservatory, comfortably housing a 14-seater table and even showcasing a soft seating area with sail above. The dining conservatory leads to a further substantial conservatory/garden room enjoying an attractive exposed 'crinkle crackle listed brick wall' with central log burner and splendid views of the enclosed landscaped front gardens and has access to the patio area.





With seven exquisitely appointed en-suite double bedrooms, Inceborough House redefines comfort and flexibility. The ground floor features a thoughtfully designed, fully accessible suite, ideal for wheelchair users, along with a well-equipped utility room that completes the downstairs accommodation. On the first floor, four elegant double bedrooms each enjoy their own luxurious en-suites, some featuring both walk-in showers and baths. The second floor offers two further standout rooms: one a spacious double with an indulgent in-room roll-top bath and separate WC, the other a versatile split-level twin/double showcasing a striking Jacuzzi bath set on a raised platform.

Outside, serenity takes centre stage. The walled garden is a masterpiece of landscape design: manicured lawns, Chelsea Setts paving, and inviting terraces form the perfect backdrop for outdoor living. Soak in the deluxe hot tub beneath a charming timber gazebo, enjoy al fresco dining in one of the sun-soaked terraces, or host memorable evenings around the sheltered BBQ area.

Tucked discreetly off the historic East Runton common, Inceborough House enjoys a peaceful setting in one of Norfolk's prettiest coastal villages - with the Victorian gems of Cromer and Sheringham just moments away. Local life includes a duck pond, green, traditional pubs, and a convenient village store. From here, scenic walks lead directly to the National Trust's Roman Camp Woods or along the stunning coastal path. For travel further afield, West Runton station connects you easily to Norwich and beyond.





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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East Runton

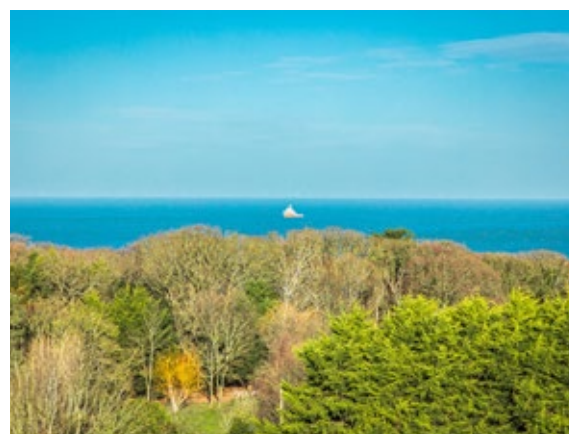
A COASTAL HIDEAWAY NESTLED
BETWEEN TWO VICTORIAN RESORTS

East Runton is between the Victorian seaside resorts of Cromer and Sheringham. It's a pretty coastal village which runs into West Runton with its independent Beeston Hall School. It has a duck pond and a village green. On the edge of the village there is a general store, a newsagents and two pubs. There are good road connections and nearby in West Runton is a small railway station with regular services to Norwich. Also nearby at West Runton is the home of the Hillside 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 nearby Cromer has perennial appeal to staycationers and permanent residents alike. Banksy recently visited the town on a headline-making 'spraycation', 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.

Widely regarded as one of the best found in English waters, the Cromer crab 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. 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 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 Sowerbys



“...a spectacular 16th-century residence offering a rare blend of period character and modern versatility in one of Norfolk's most enviable locations.”



SERVICES CONNECTED

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

COUNCIL TAX

Band F.

ENERGY EFFICIENCY RATING

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

TENURE

Freehold.

LOCATION

What3words: ///punctual.weekend.whistle

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.



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