



THE STORY OF

# East Norfolk House

*Thorpe Market, Norfolk*

SOWERBYS



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# East Norfolk House

Thorpe Market, Norwich, Norfolk  
NR11 8UD

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Former Railway Station

Offered with No Onward Chain

Delightful Rural North Norfolk Location

Thoughtful Designed Gardens of 1.1 Acres

Wealth of Retained Features and Heritage

Access to Active Train Line for Commuting

Three Generous En-Suite Bedrooms

Iconic Platform Façade

Sympathetically Restored

Unique One-Off Property

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Steeped in rich heritage and brimming with character, East Norfolk House offers an exceptional opportunity to acquire one of North Norfolk's most distinctive homes. Once a functioning station on the historic East Norfolk Railway line, this remarkable residence has been sensitively restored and converted into a spacious three-bedroom home, where the architectural legacy of the original 19th-century station blends seamlessly with modern living.

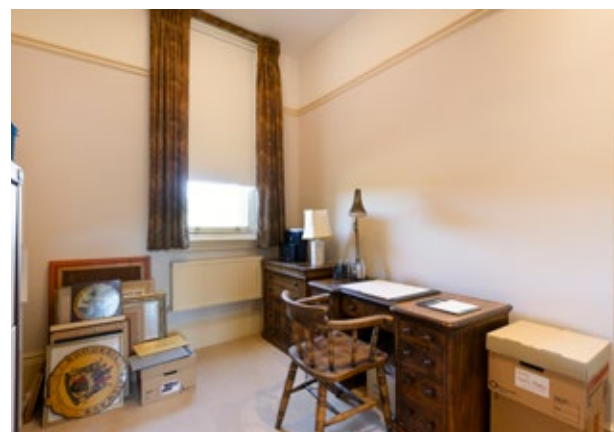
Dating back to 1876, Gunton Station was originally commissioned to serve the Gunton Hall Estate and Lord Suffield. Its design and fit-out were completed with royal standards in mind, as the station was regularly used by King Edward VII, then Prince of Wales, during his visits to Norfolk to see his close friend Lord Suffield. While the full details of those weekends away may remain part of more colourful local lore, the construction of the station was certainly made fit for a king, with its distinctive architectural detailing and impressive proportions still evident throughout the property today.

The original platform remains a striking feature of the grounds, an iconic reminder of the building's past, now offering a unique outlook as trains continue to pass by on the active Greater Anglia line, connecting Norwich with the North Norfolk coast.

Set within grounds extending to approximately 1.1 acres, the gardens have been thoughtfully designed to offer a variety of distinct spaces. Formal lawns sit alongside productive vegetable plots and areas of wild natural beauty, creating an ever-changing backdrop across the seasons. To the west, open countryside provides uninterrupted rural views, enhancing the sense of peace and privacy that defines this exceptional home.



Voluminous interiors  
framed by vaulted  
ceilings and exposed  
timbers, an exquisite  
celebration of period  
craftsmanship.





Internally, the property continues to impress. Generous reception rooms with vaulted ceilings and exposed timbers celebrate the building's original structure, while large windows allow light to pour in throughout the day. The living spaces are both welcoming and versatile, ideal for entertaining or quiet reflection. The accommodation comprises three well-proportioned double bedrooms, each with its own en-suite bathroom, offering both comfort and privacy for family and guests alike. The layout has been cleverly designed to maximise the unique footprint of the original station building, with careful attention paid to retaining period features while introducing contemporary convenience.

A modern, well-appointed kitchen provides ample storage and workspace, with direct access to the garden, perfect for outdoor dining in the warmer months. Additional practical features include utility areas, excellent storage, and ample parking within the grounds.

Positioned beside the still-operational Gunton Station, the property offers a rare balance between rural tranquillity and excellent connectivity. Direct rail services run regularly between Norwich and Sheringham, making this an ideal base for commuters, second homeowners or those simply looking to enjoy the best of both coast and city.

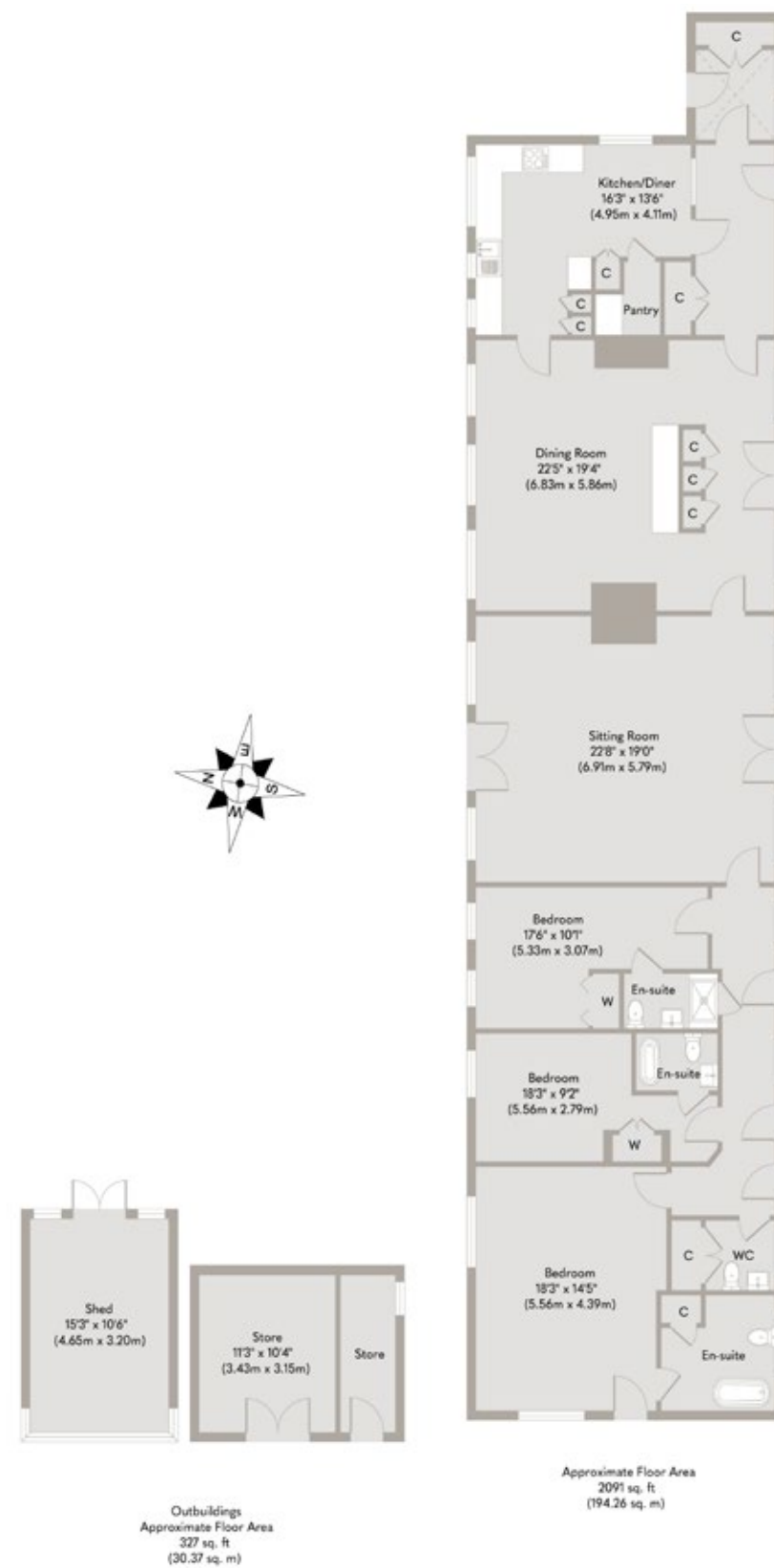
Just across the road, The Suffield Arms, one of Norfolk's most acclaimed dining destinations, offers superb food and a welcoming atmosphere, with further amenities and coastal attractions just a short drive away.

Offered to the market with no onward chain, East Norfolk House is truly a one-off. Whether drawn by its heritage, setting, or lifestyle potential, this remarkable home invites you to be part of its next chapter.



The original platform stands as a striking architectural feature, an enduring symbol of the home's distinguished past.





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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# Thorpe Market

TRANQUIL VILLAGE LIVING, CLOSE  
TO THE COAST

Situated just four miles south of Cromer, Thorpe Market is a delightful village set on the edge of the Gunton Estate, surrounded by beautiful woodland and a historic deer park. This peaceful location offers a perfect balance of rural serenity and easy access to local amenities.

The village is a short distance away to two fantastic pubs, The Gunton Arms and The Suffield Arms, both offering great food and a welcoming atmosphere. A short drive away in Southrepps, The Vernon Arms provides another excellent option. Gunton Station, just a ten-minute walk away, connects you to both Cromer and Norwich, making it easy to explore the surrounding areas.

For everyday essentials, a fantastic farm shop just two miles away offers organic produce, a delicatessen, butchers, and a restaurant. In nearby Roughton, you'll find a general store, post office, and petrol station.

Both Cromer and North Walsham, five miles away, offer supermarkets, pubs, and restaurants. Cromer is a town of enduring appeal, with its elegant pier, Pavilion Theatre, and grand Victorian villas, many offering panoramic views of the pebble beach. It's easy to see why the town attracts both staycationers and permanent residents, with recent attention drawn to the area following a visit from Banksy. In recent years, many have relocated from the capital and home counties to enjoy a life by the sea.

With a variety of schools in the area, including the renowned independent Beeston Hall School in nearby West Runton, Cromer offers a welcoming environment for families seeking a beautiful place to put down roots.

Come and discover if Thorpe Market could be the perfect place for you.



*Note from Sowerbys*



“Once a Victorian station of noble purpose, now an exceptional home of architectural grace and historical resonance.”



## SERVICES CONNECTED

Mains water and electricity. Oil fired central heating. Drainage via septic tank.

## COUNCIL TAX

Band E.

## ENERGY EFFICIENCY RATING

E. Ref:- 9629-3052-7208-5245-6200

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: ///cargo.ballooned.trailers

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# 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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