



COAST & COUNTRY LIVING

Finer Details



North Norfolk Country Estate

6 large bedroom with ensuites and dressing rooms

Large open plan kitchen with dining and sitting area

Beautiful library with mahogany bookcases

Large sitting room with open fire and views out over the lake

Garden room

50 acres of gardens and parklands

Ideally situated only a short drive to the North Norfolk Coast

4 converted properties within the grounds

14 bedrooms in total



If you are looking to find a fine family home or base for your business in North Norfolk then The Grange Estate really has it all, seeped in history, the house was built by the Ives family and was a wedding gift to their daughter from her father. A substantial and impressive property with a nod to the Arts and Crafts movement with its beautiful exterior and large dramatic windows that lets much light to flood into the rooms allowing breath taking views over the grounds and lake.



As you approach The Grange Estate passing through the large iron gates and continuing to travel up the tree lined driveway, you will be impressed with just how much this estate has to offer.

Entering The Grange through the impressive entrance into the main hallway, there is no shortage of period features including panelling and a wide arts and crafts staircase, that sweeps up from the grand entrance hall taking you to the first and second floors, past intricate stained glass windows to the bedroom suites above.



The ground floor offers a large open plan kitchen with granite worktops with all the appliances you would expect including a french range cooker.

There is a breakfast bar with which to enjoy casual dining as well as a formal dining area to enjoy, making this a great place to entertain and socialise. From the kitchen there are double doors that open into the stunning garden room with views over the garden and doors that lead out onto the patios and gardens, I can imagine the wonderful parties that have spilled out from this room onto the lawn.

Just off the kitchen is a large well fitted utility and boot room an essential for the needs of a house this size.









From the main entrance hall you lead through to the sitting room with its huge bay windows and fireplace that will certainly impress. The large room proportions and high ceilings give a real sense of space and grandeur. With views out towards the lake and the old tree lined drive, you could enjoy the scenery for hours, the feeling of peace is evident as soon as you enter.

The library is equally impressive with its mahogany bookcases and period fireplace, its large window again overlooking the gardens and manicured hedging beyond. I can clearly see how enjoying a good book by the open fire would be the perfect way to whittle away a few hours on a rainy day.







The Grange benefits from two studies however these rooms could have multiple uses. The larger of the two study's is an impressive room with dual aspect windows and period fireplace, its location in the house sets it further away from the other rooms, offering a quiet place to work.



The second study, although smaller is a great size overlooking the patio and gardens beyond.



Back out into the hall way and up to the first and second floors.

Each of the bedrooms are substantial, all with ensembles and dressing rooms or in one case a large balcony overlooking the grounds. Each of the bedroom suites has a different theme and gives a boutique hotel feel to the property, in fact the property would lead itself to a boutique hotel or wedding venue as well as holiday rental. The attention to detail is immense and I would urge a visit to experience for yourself.

The second of the staircases is the maids staircase that rises from the inner hallway/ snug upto the maids suite complete with bedroom, sitting room and bathroom.







The gardens and grounds are an outstanding feature and splendid backdrop to the house set in around 50 acres. Over the years much work has been put into the garden and grounds you see today, a welcome addition is the beautiful lake, seating has been placed to enjoy the view and an island at the centre of the lake is home to ducks and moorhens.

There are many different areas to the grounds including wooded areas and wild meadows so important to support the wildlife and natural ecology so often overlooked. Fruit trees and a disused vegetable garden are ready for someone with green fingers to take over. A great addition, set away from the house is an Art Studio, brick built with large windows on all sides would be a great place to escape and paint or could be used as a meditation or yoga studio as the setting is very peaceful.

If you like looking at the night sky as the owners have done, you can benefit from the large plinths with power connected with which to connect professional grade telescopes to view the clear less polluted skys of North Norfolk.







All the below properties have been converted to the highest of standards which is evident. The same fixtures and fittings as the main house have been used which create the same feeling of opulence as the primary residence. The properties bring in a great rental yield with scope for development, more information can be obtained from us, please enquire for further details.

The Lodge

The Lodge is a 1 bedroom property with its own garden and parking, currently rented out on a short term tenancy it lends itself to a gardeners or house keepers cottage.

The Coach House's

Coach House 1 is a 2/3 bedroom converted stable block with its own garden and parking, currently rented out on a short term tenancy.

Coach House 2 is a 2 bedroom converted stable block with its own garden and parking , currently rented out on a short term tenancy.

Both the coach houses share the same gated entrance.

The Carriage House

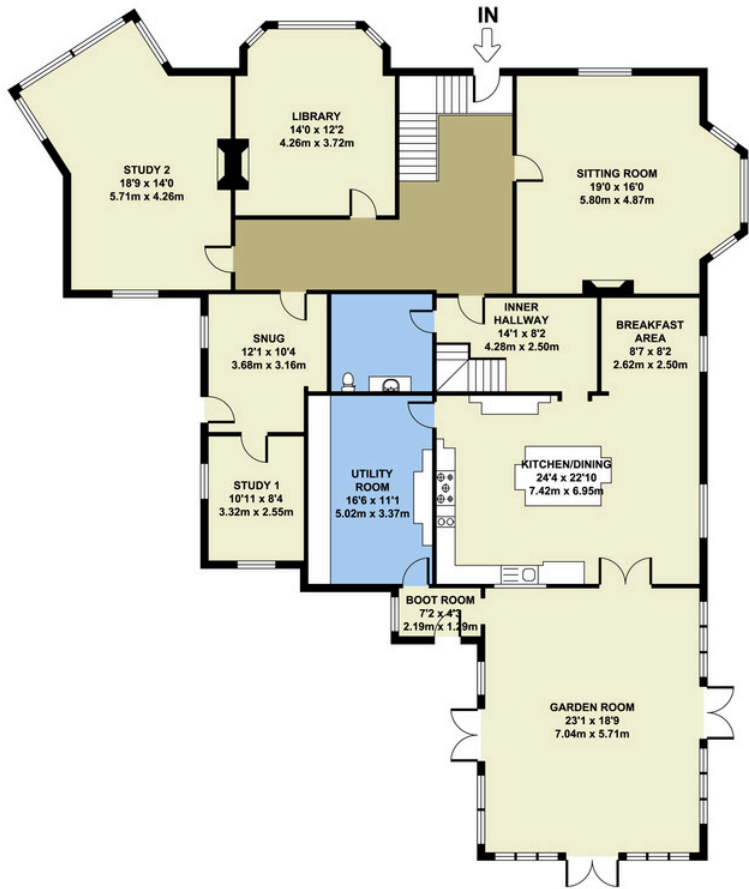
The Carriage is a large detached property with its own gated drive and grounds. Currently 3 bedrooms with the scope to expand, This is currently not rented out.



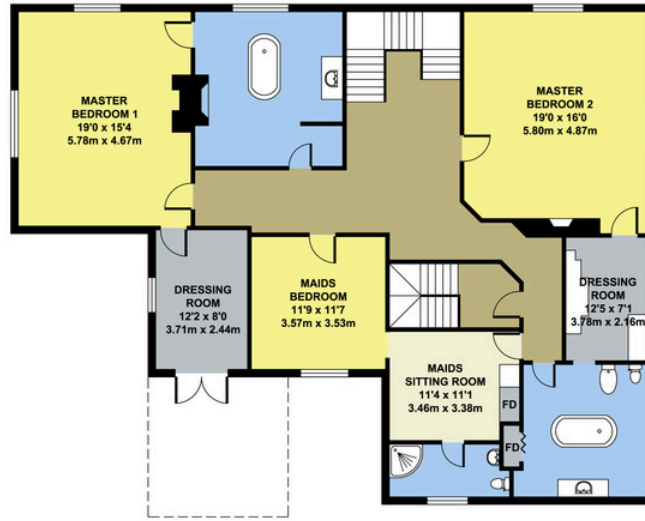




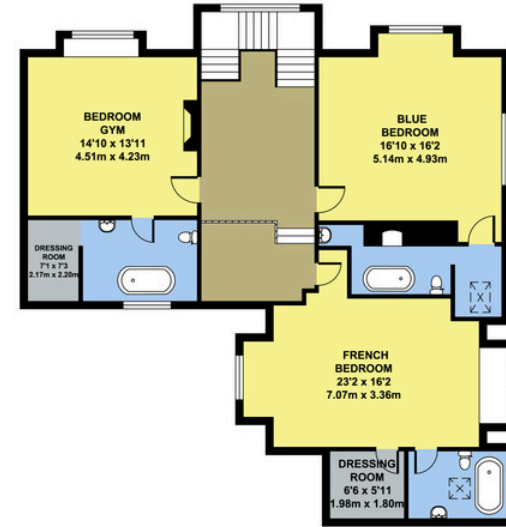




GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

Total approx area:
541 sq. m
5823 sq. ft.

Coach House 2

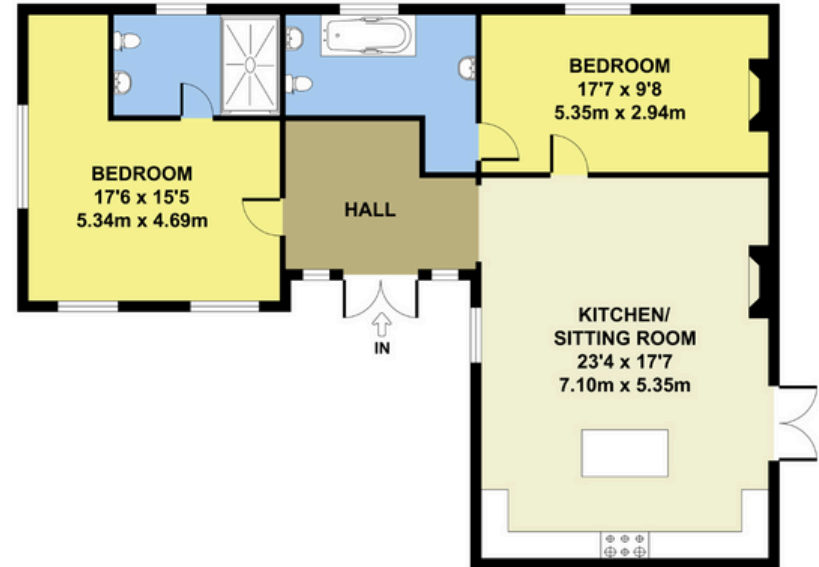


GROUND FLOOR

FIRST FLOOR

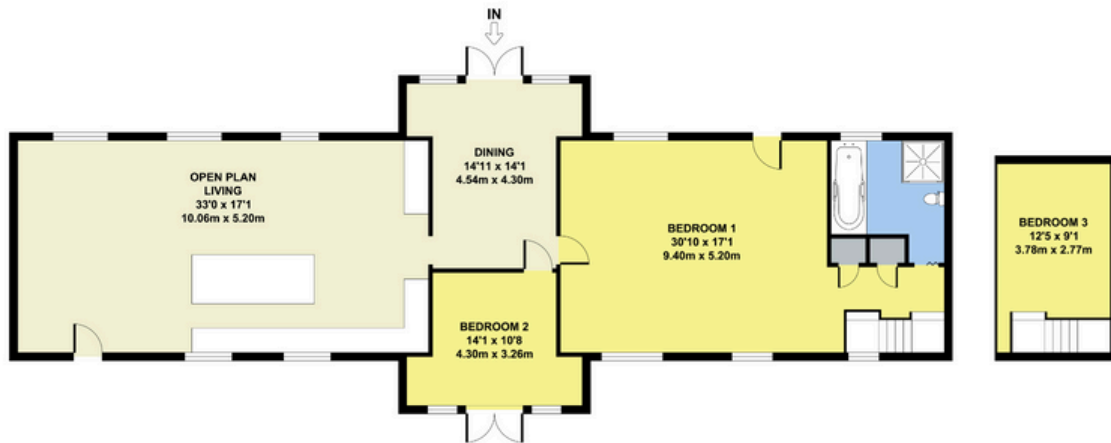
Total approx area:
147 sq. m
1582 sq. ft.

Coach House 1



Total approx area:
97 sq. m
1044 sq. ft.

Carriage House



GROUND FLOOR

MEZZANINE

Total approx area:
142 sq. m
1528 sq. ft.

The Lodge



GROUND FLOOR

FIRST FLOOR

Total approx area:
77 sq. m
829 sq. ft.