



# TILNEY MANOR

TRADITIONAL CONSTRUCTION - LUXURY LIVING

**NBC** HOMES

**SOWERBYS**  
Land & New Homes Specialists



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# INTRODUCING TILNEY MANOR

Georgian-Style Three Storey New Home

Principal Bedroom Arranged Over  
the Second Floor with Dressing  
Room and En-Suite Bathroom

Four Further Double Bedrooms,  
Three with En-Suites

Formal Dining Room and Separate Sitting Room

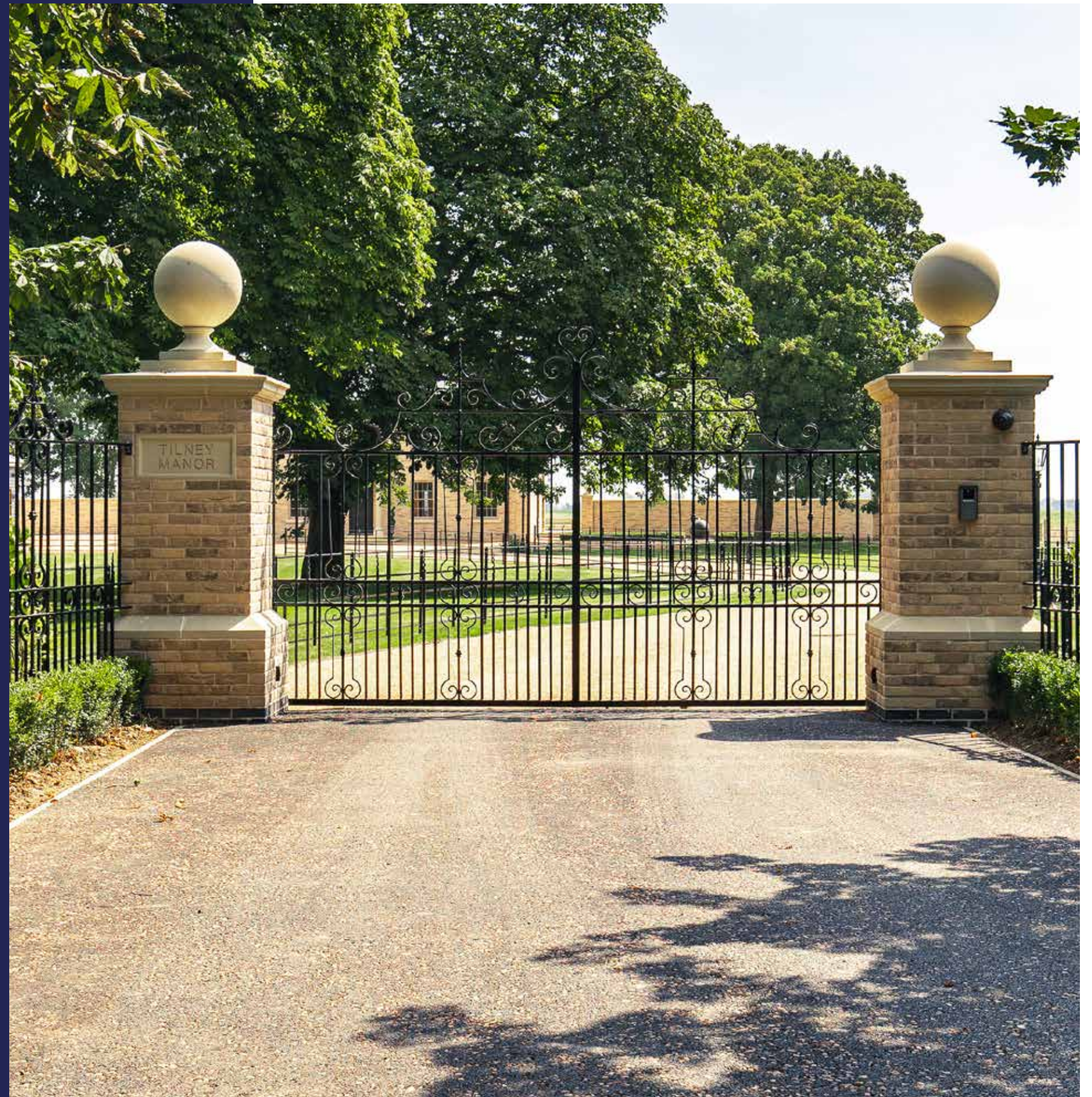
Sociable Kitchen/Breakfast  
Room and Separate Utility

Triple Aspect Garden Room

Parkland Plot Extending to Around  
Three Acres (STMS)

Living Accommodation in the  
Region of 4,000 sq. ft.

Double Garage with Garden Store,  
Gardener's WC and Storage Room Over







## BE CAPTIVATED

Discover the allure of Tilney Manor, an impressive new build home crafted by the esteemed NBC Homes.

With a mock Georgian façade, this residence has a commanding presence, delivering a substantial 4,000 sq. ft. of living space complemented by an additional 1,000 sq. ft. of garaging and storage.

Impeccably designed to merge old-world charm with modern comforts, Tilney Manor promises a life of grandeur, decadence, and sustainability.

NBC Homes have more than 25 years of home-building expertise and are renowned for their commitment to quality workmanship, energy efficiency, and delivering a first-class finish. Tilney Manor is no exception, designed by local knowledgeable architects who have focused on ensuring its timeless place in the Norfolk landscape.















# FOREVER HOME

The first floor hosts four large double bedrooms, three with en-suite shower rooms, and all with access to a separate bathroom with a free-standing bath and shower.

The entire second floor is dedicated to the principal suite, comprising a double bedroom, an en-suite bathroom - with a separate bath and shower, and a dressing room. Elevated vistas of the surroundings complete a luxurious cocoon of country escape.

Situated on a substantial three-acre plot (stms), this home is enveloped by parkland-style surroundings with far-reaching field views from the rear terrace.

Mature tall trees allow this magnificent property to feel screened from the passing rural road, only unveiling itself the closer you get. A sweeping driveway enhances the sense of one's arrival, adding to the estate's prestigious allure.

Tilney Manor is a statement of excellence and aspiration, showcasing a quality finish throughout that exemplifies true craftsmanship. This substantial property could truly be a forever home.





















# THE SPECIFICATION

## STRUCTURE

- Vadersanden Corum brick
- Warrick Stone Portico and window reveals
- Chatsworth blue / grey slate roofing tiles
- Heating & Hot Water
- Mitsubishi Ecodan air source heat pump system –energy efficient and quiet operation
- Mitsubishi aircon unit installed to master bedroom

## KITCHEN

- Handmade kitchen in cream by local supplier Custom Design Kitchens and Bedrooms Ltd
- Marble work surfaces
- Fully inbuilt Neff appliances including fridge, freezer, dishwasher, wine fridge, extractor fan
- Range master Toledo+ range cooker
- Quooker 3 in 1 tap – hot, cold and sparkling water
- Double Belfast sink

## UTILITY

- Handmade units by local supplier Custom Design Kitchens and Bedrooms Ltd
- Marble work surfaces

## BATHROOMS & EN-SUITES

- Shower tiles supplied by Foras
- Slipper baths in main bathroom and principal en-suite

## DRESSING ROOM & PRINCIPAL BEDROOM

- Fully fitted handmade wardrobe and storage by Custom Designs

## FLOOR COVERINGS

- Cormar Malabar carpets in oatmeal
- Kardean LVT
- Floor tiles by local firm Foras

## EXTERNALS

- Patio tiles by Foras – limestone tiling and steps down to garden
- Foras slate 'ball' water feature
- Wild flower garden to wooded area
- Metal estate fencing to drive way
- Bespoke handmade wrought iron gate to entrance

## TECHNOLOGY

- Sonos by Sonance in ceiling speaker system
- CCTV security monitoring and alarm system
- Full video gate intercom system
- Full gate automation system
- Cató cabling and networking installed including network cabinet

## OTHER

- Farrow and ball paint colours
- Oak staircase
- Electrically operated garage door system







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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# THE DEVELOPER

## SECOND FLOOR

Principal Bedroom  
24'4" x 18'6" (7.42m x 5.65m)  
En-suite  
14'4" x 9'5" (4.37m x 2.87m)

## FIRST FLOOR

Bedroom 2  
17'9" x 12'4" (5.42m x 3.75m)  
Bedroom 3  
18'0" x 12'4" (5.48m x 3.75m)  
Bedroom 4  
17'9" x 12'10" (5.42m x 3.91m)  
Bedroom 5  
18'0" x 12'10" (5.48m x 3.91m)  
Shower Room  
10'8" x 8'10" (3.25m x 2.70m)

## GROUND FLOOR

Lounge  
17'9" x 12'4" (5.42m x 3.75m)  
Dining Room  
18'0" x 12'4" (5.48m x 3.75m)  
Kitchen/Breakfast Room  
29'0" x 19'0" (8.83m x 5.78m)  
Utility Room  
17'9" x 7'9" (5.42m x 2.35m)  
Garden Room  
15'5" x 15'1" (4.71m x 4.61m)  
Hall  
15'3" x 10'8" (4.65m x 3.25m)  
Garage  
19'7" x 19'5" (5.97m x 5.92m)

NBC Homes is synonymous with exceptional build quality and high specifications. Their pride in workmanship, commitment to energy efficiency, and dedication to delivering a first-class finish are evident in every home they create. With more than 25 years of local home-building expertise, they're a leader in crafting homes which blend style with sustainability.

Each NBC home is designed, built, and finished to perfection, reflecting the company's deep understanding of local architectural nuances. Collaborating with locally knowledgeable architects, NBC Homes ensures that each property is not just a residence but a part of the community's narrative.

In every aspect, from design to construction to finishing touches, NBC Homes delivers excellence; a testament to quality craftsmanship, sustainable living, and a harmonious blend with the local environment.





## THE LOCATION

Tilney St Lawrence in Norfolk is a well-connected hidden gem. Positioned at a crossroads, it provides easy access to Cambridgeshire, Lincolnshire, and nearby Norfolk towns, all within 20 minutes.

The village offers a blend of rural charm and community spirit. The Family Store caters to daily needs, while the local pub, church, and village hall, which also houses the Post Office and a playground, serve as community hubs.

Residents can enjoy numerous countryside walks, such as those to Terrington St. John, Tilney Fen End, or along Smeeth Lode towards Wiggenhall St. Mary.

Tilney St Lawrence is well-connected to London via Watlington station, just a 10-minute drive away. Nearby King's Lynn, also with a main-line train, is rich in history and offers shopping, dining, entertainment, and a plethora of other amenities.

Coastal attractions such as the Sandringham Estate, Wolferton, and seaside spots like Heacham, Hunstanton, and Thornham offer perfect getaways. A home in Tilney St. Lawrence combines the tranquillity of countryside living with the convenience of easy access.



## FINDING TILNEY MANOR



For all enquiries, contact

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