



Introducing
Downe House
Northrepps

SOWERBYS

Upon arrival at Downe House, prospective tenants are immediately welcomed into an elegant entrance hall, which leads to the well-proportioned ground-floor accommodation. Undoubtedly, the hub of this spectacular dwelling is the open-plan kitchen and dining area, which, flooded with natural light, lends itself perfectly to entertaining at all times of the day. The bespoke-fitted kitchen is home to an abundance of cupboard and worktop units, ideal for those looking to display their culinary skills. The kitchen is equipped with an integral dishwasher and fridge freezer, with space for an electric oven. The open-plan dining area boasts impressive dimensions, allowing for all traditional furnishings.

Neighbouring the kitchen, prospective tenants will find a separate utility room with plumbing ready for a washing machine. Beyond the utility room is a shower room comprising a walk-in shower, wash basin, WC, and heated towel rail.

Enjoying a view of the private enclosed garden, the cosy sitting room, featuring an operational fireplace, provides an unrivalled spot to relax after a day of exploring the enchanting North Norfolk coastline. Completing the ground-floor accommodation, prospective tenants will find the third double bedroom, which has the flexibility to be used alternatively as a snug or as an office for those working remotely.

Stairs in the entrance hall lead to the first-floor bedroom and bathroom accommodation.

Both the principal and secondary bedroom within Downe House are generous double rooms, allowing for all traditional furnishings. Complementing the bedrooms is the main bathroom, which comprises a walk-in shower, wash basin, WC, and heated towel rail.

Downe House is approached via a private gated gravel driveway, providing parking for up to four vehicles. The beautifully landscaped surrounding gardens feature newly laid turf, a low-maintenance lawn, a generous patio area, and a gravel courtyard, in addition to a brick and flint outhouse. The gardens capture the afternoon and evening sun, making them

perfect for entertaining during the warmer months. Available now on an initial 12-month tenancy.

NORTHREPPS

The village of Northrepps boasts a strong community with an excellent pub, The Foundry Arms, at its centre.

Glorious open countryside is literally at the doorstep of the barn together with miles and miles of peaceful walking options.

The pretty and traditional coastal villages of Overstrand and Sidestrand are approximately 1-2 miles away and provide the perfect gateway to North Norfolk's glorious heritage coastline.

The village of Overstrand stands on the north Norfolk coast, which is designated as an area of outstanding natural beauty. There is a strong and long standing community feel within the village with a wide variety of social events, clubs and activities. The village, which is part of what is sometimes called Poppyland, offers a sandy beach, shop, post office, an excellent 'Gastro' public house and hotel.

From here, you can take a bus service or your own short drive to the larger coastal towns of Cromer and Sheringham.

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.

AGENT'S NOTE

- No Pets
- Oil-Fired Central Heating
- Available Now
- Unfurnished
- 12 Month Minimum Tenancy

COUNCIL TAX

Band D.

ENERGY EFFICIENCY

D. The reference number or full certificate can be obtained from Sowerbys upon request. To retrieve the Energy Performance Certificate for this property please visit <https://www.epcregister.com/> and enter in the reference number.

LOCATION

What3words: ///audit.paving.repeat



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.
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