



THE STORY OF

Orchid Lee

West Runton, Norfolk

SOWERBYS

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THE STORY OF
Orchid Lee
Sandy Lane, West Runton
Norfolk, NR27 9NB

Magnificent Period Residence
Extensively Renovated and Enhanced
Opulent Formal Receptions
Exceptional Kitchen Dining Room
Elegant and Stylish Interior Design
Six Bedroom Suites
Discreet and Private Setting
Glorious Landscaped Grounds of
Around 1.25 Acres (STMS)
Elevated Treetop and Coastal Views
Close to Beach and Country Walks

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Orchid Lee is a beautifully restored Arts and Crafts residence set in the sought-after village of West Runton, just moments from the sea.

Offering a rare combination of character, privacy, and modern comfort, the house has been thoughtfully updated to suit contemporary living while retaining its original architectural integrity.

This is a home designed not only for living, but for stepping away from pace and routine.

The property has been sympathetically restored, preserving its original panelled rooms, fireplaces, and handcrafted details, while benefiting from updated wiring, efficient oil-fired heating, and improved insulation to ensure year-round comfort.

At the heart of the house is a bespoke kitchen by Naked Kitchens, complete with Everhot cooker, granite worktops, and central island. This space opens directly onto a terrace, creating a natural connection between indoor and outdoor living.

The principal reception rooms are light-filled and generously proportioned, with views across open countryside and a second wood-burner adding warmth and atmosphere.

Upstairs, the bedrooms are calm and private, many with far-reaching views across National Trust land and towards the coast, offering a strong sense of both space and setting.



If we had to describe
Orchid Lee in three
words, we would say:
space, calm, and a
different pace of life





Designed for effortless
everyday living, yet
equally suited to gathering
and entertaining on a
larger scale



Orchid Lee is approached via a sweeping private driveway, flanked by mature trees and rhododendrons, leading to a large shingle parking area and double garage.



The gardens have been thoughtfully designed to reflect the home's elevated position, providing a series of distinct outdoor spaces. A multi-level sandstone terrace, directly accessed from the kitchen and reception hall, is ideal for entertaining, while lawns, mature planting, and a secluded lower garden offer privacy and tranquillity.



A separate garden room provides flexibility as a home office, studio, or gym, allowing work or leisure to sit naturally within daily life.

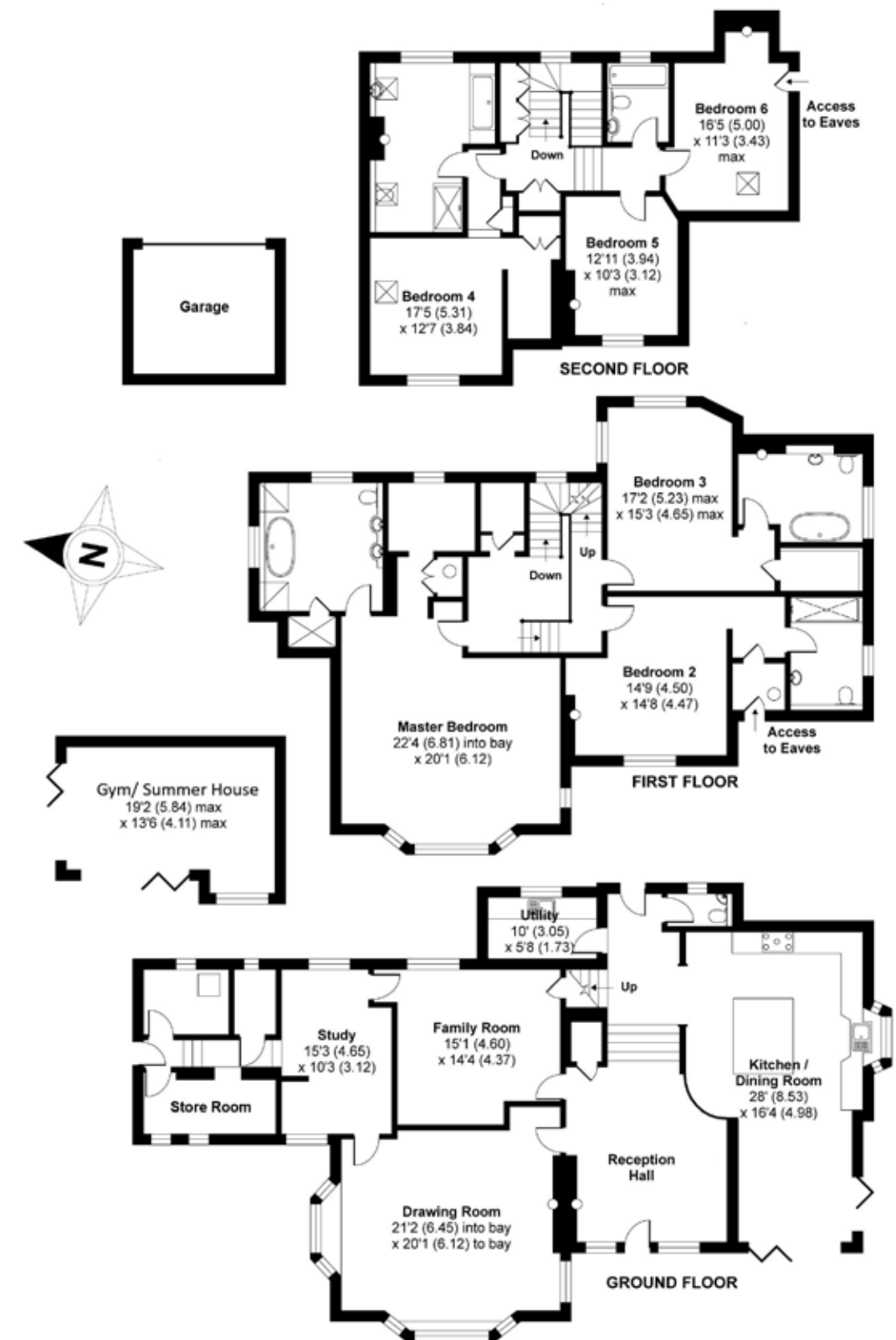
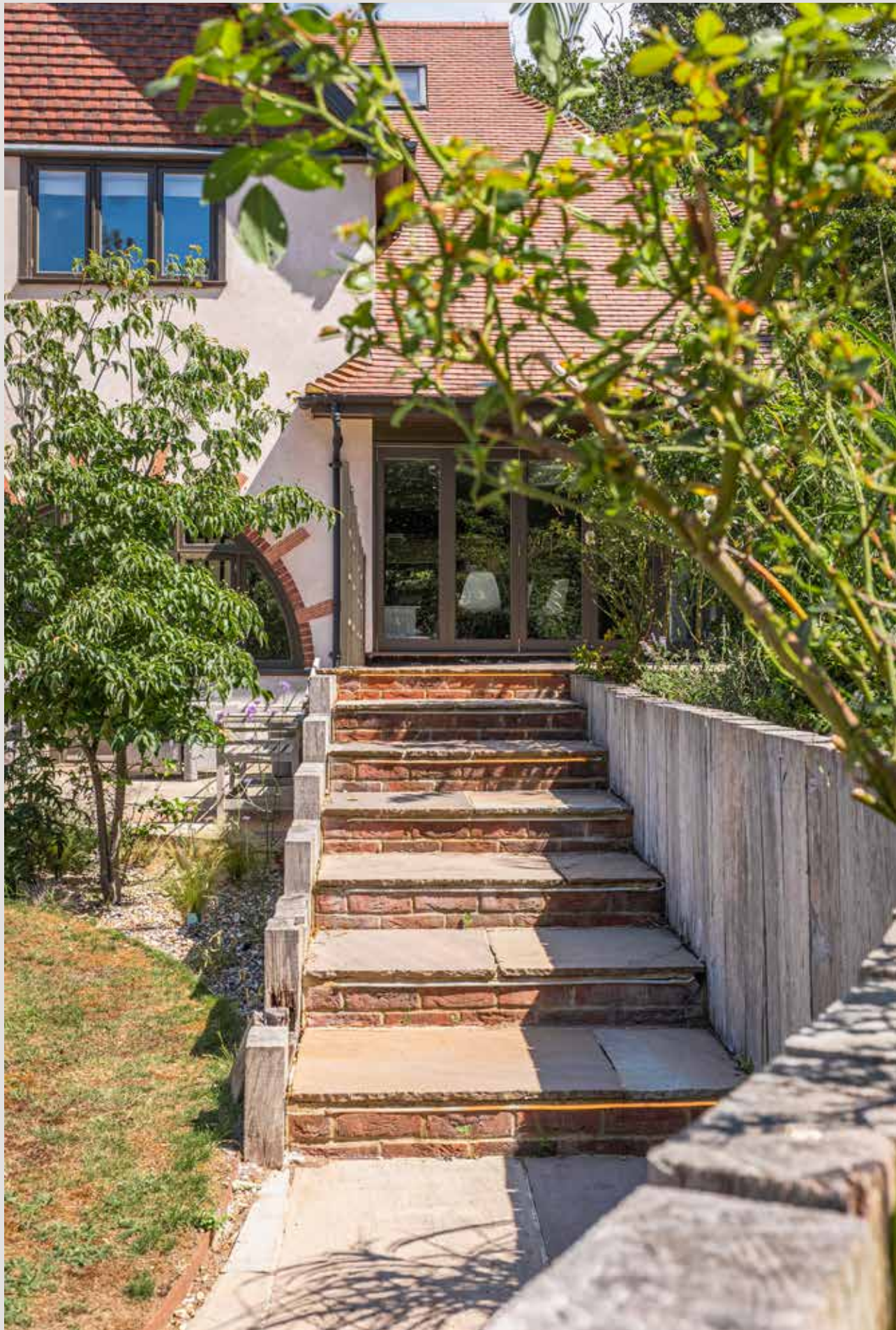


West Runton is one of the North Norfolk coast's most desirable villages, offering a rare balance of coastal access and countryside calm.

With Sheringham and Cromer nearby, the location provides excellent amenities while retaining a strong sense of privacy and community.

Orchid Lee is more than a period home. It offers a way of living that is increasingly hard to find - considered, calm, and connected to its surroundings.





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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West Runton

SCENIC VILLAGE WITH FOSSIL-RICH CLIFFS AND BEAUTIFUL BEACHES

Between the Victorian seaside resorts of Cromer and Sheringham, West Runton has good road connections and a small railway station with regular services to Norwich. West Runton also has a pub - The Village Inn, restaurants, a post office, an independent school and village store. It also has a golf links course and there are nearby National Trust woodland walks. The village is famous for the West Runton Woolly Mammoth, a huge 6-700,000 year old fossilised elephant, discovered in the 1990s. West Runton is also home to the Hilltop 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 Cromer has perennial appeal to staycationers and permanent residents alike. Banksy recently visited the town on a headline-making 'spraycation' which focused the media's attention on the east side of the Norfolk coast. Spend a morning exploring the pretty boutiques and follow the lanes towards the seafront to pick up a Cromer crab – widely regarded as one of the best found in English waters, the eight-legged crustacean 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. Treat yourself to a relaxing lunch at the Upstairs Restaurant where stunning sea views meet tasty seafood, or join the queue downstairs and enjoy your takeaway sitting on the wall as the seagulls soar above you for a fully immersive 'beside the seaside' experience. 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.



Note from the Vendor



“Whether it is for hosting or daily life, we have thoroughly enjoyed the lifestyle brought to us here.”



SERVICES CONNECTED

Mains water, electricity and drainage. Oil-fired central heating.

COUNCIL TAX

Band G.

ENERGY EFFICIENCY RATING

E. Ref:- 0727-2828-7669-9606-6755

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: ///bathtubs.testers.tadpole

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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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