



Hope House
Hooks Hill Road | Sheringham | Norfolk | NR26 8NL

 FINE & COUNTRY

EXCEPTIONAL COASTAL ECO HOME



Occupying an elevated position in Sheringham with the North Norfolk coast beyond, this remarkable property has been meticulously designed to make the most of its coastal setting.

Floor-to-ceiling glazing frames sweeping views of the sea, the headland and the wide Norfolk sky, drawing natural light into every room.

Designed and built by its owners, one of them a chartered architect, the house combines contemporary living with the comfort and efficiency of a home constructed to one of the world's most demanding low-energy standards.





KEY FEATURES

- Architect-Designed Contemporary Eco-Home in Commanding Position with Panoramic Sea and Headland Views
- Moments from Sheringham's Beach, Seafront and High Street
- Constructed to Passivhaus Standards
- Five Bedrooms, Principal Bedroom with Carrara Marble En Suite and Family Bathroom
- Stunning Open-Plan Living, Dining and Kitchen Spaces
- Bespoke 'Naked Kitchens' joinery with Silestone Quartz island
- Triple-Glazed Internorm Windows and Sliding Doors.
- Ground Floor opens up to Outside Level-Decked Eating Area
- Cozy Snug Second Lounge
- Mechanical Ventilation with Heat Recovery and Underfloor Heating
- Professionally Landscaped South-Facing Garden with Covered Veranda
- Two Garages with EV Charger, Storage Areas, and Off-Street Parking
- Total Accommodation and Garaging extends to 3,401 sq.ft
- Energy Rating: B

Unique homes of this kind seldom come to the market in Sheringham. Conceived and built by an architect for his own family home and finished to an uncompromising low-energy specification, Hope House presents a rare opportunity to acquire a true one-off on the North Norfolk coast in a highly sought-after location.

By The Sea

The property has been planned to capitalise on its position. The expansive glazing in the principal rooms makes the most of the outlook and connects the interior with the terrace and garden beyond. "We have orientated the house to both maximise the wonderful panoramic views of the sea and beautiful headland, while also creating private external garden spaces to enjoy," the owners explained. The beach, the seafront and the wider amenities of Sheringham are all within easy reach.

Realizing The Vision

From the outset, the owners set out to create a home that would work as a family house and stand as a piece of contemporary architecture in its own right, a site-specific design that responded to its setting and made the most of the panoramic coastal views. When they identified the elevated plot, on one of Sheringham most sort after streets, they knew they had found the perfect location for their vision to build an Eco-Home with the family moving in two years after acquiring the plot, going on to enjoy six years in the house they had created.

Free-Flowing Spaces and Clean Lines

Entry to the house is from external stairs and balcony with a glazed balustrade. The open-plan space forms the heart of the living, dining and kitchen areas which unfolds as a single generous space with full-height glazing. A bio-ethanol feature fireplace brings a living flame for cosier evenings, and underfloor heating runs throughout. A separate snug provides a more intimate sitting room.

Light-grey stained wide-board oak engineered flooring carries the eye through, and the bespoke dark-blue painted oak kitchen by Naked Kitchens in Norfolk, forms the centrepiece. A 3m x 1.2m Silestone quartz island with an integrated breakfast bar anchors the room. The kitchen is served by the latest Samsung fully integrated navy blue 'smart' oven system which includes a convection oven, microwave, air-fryer, grill, a further split double oven and Wi-Fi connected programming. The larder fridge, dishwasher and induction hob are all integrated into the design. Matching panelling surrounding the kitchen cleverly conceals two doors, one to the downstairs cloakroom and another to the utility room featuring fitted cupboards and integrated freezer.

The glazed sliding doors to the kitchen allows it to open onto level decking and a covered outside dining area under a sheltered veranda. This blurs the line between inside and out space to make a perfect spot for al fresco dining. The oak flooring to the staircase continues the flow rising to the first floor which has four double bedrooms and home-office/bedroom 5. With its large picture window framing the golf course and the sea beyond, the Principal Bedroom also has an En-suite finished in Carrara marble with a walk-in multi-function tower shower and free-standing bath set beneath a rooflight. A family bathroom serves the remaining bedrooms, one of which offers exceptional views across the rooftops to the sea and the pine trees and is used by the owners as a home office.

High Sustainability Standards

As one of the owners is a Chartered Architect with thirty years' experience in award-winning sustainable design this has positively informed the design with a Passivhaus approach, the established international 'gold standard' for low-energy sustainable design. Behind the distinctive architecture lies a considered approach as to how the house is built and performs.

Rather than relying on renewable technologies, the design follows a fabric-first philosophy that integrates a high performance super-insulated building envelope with filtered fresh air provided by a Mechanical Ventilation unit with Heat Recovery (MVHR) in addition to the fully openable windows.

KEY FEATURES

It was built with meticulous attention to detail using rigorous design and construction processes that far exceed the latest Building Regulation energy standards; U-values are over twice the standard and the house is air-tested to Passivhaus standards, achieving an airtightness six times better. Passivhaus-certified triple-glazed windows and doors throughout were custom-made by Internorm in Traun, Austria, reducing drafts and keeping the interior calm and quiet. Consideration has also been given to use of sustainable materials, chosen wherever possible for their low embodied carbon, for example the use of recycled composite decking and responsibly sourced, ultra-durable Siberian larch cladding.

Comfort and Efficiency

This provides much improved indoor comfort and enhanced fresh air quality over standard new-build homes, as well as significantly lower energy use and heating bills. Day to day, the benefits are tangible, with the house holding a stable internal temperature through the seasons: staying at around twenty-two degrees inside through a thirty-degree heatwave with no cooling, and at twenty-one degrees when snow and sub-zero conditions gripped the garden, with no heating on. This approach, together with a compact and efficient building form combines to keep running costs strikingly low, with Octopus Energy predicting a total heating and hot-water bill in the region of just £660 for the whole of 2026, a fraction of the figure for a comparable five-bedroom home.

Light and Detail

The house was also designed to make the very most of North Norfolk's long, light-filled summer days. Triple-glazed windows are oriented to capture the sunlight internally as it moves around the building, with shading features to limit overheating. Carefully composed enhanced visual connections to the outdoors are made throughout, from the downstairs full-height sliding doors to the glazed balcony doors with Juliette balconies serving the bedrooms.





KEY FEATURES

Specification runs deep, with colour-coded Therma designer towel rails to the bathrooms, a tower shower with body jets and rain and waterfall functions, Cat 5 data and co-axial satellite points to the reception rooms and every bedroom, an integrated fire-alarm system, an electric-vehicle charger and Silestone quartz worktops to the kitchen. “We are particularly proud of achieving an Eco-House that is both to Passivhaus standards and a contemporary modernist design,” the owners said.

So Much To Offer

What sets the house apart is the way its striking, modern design serves everyday life. The open-plan ground floor flows freely between cooking, dining and relaxing, each space drawn towards the sea views and the garden through expansive glazing, and the whole is underpinned by sustainability credentials that few homes of any age can match. The design has received many positive local compliments and has arguably been commented as “The best designed house in Sheringham”.

Favourite Spaces

For all its technical accomplishment, it is the everyday pleasures that the owners speak of most warmly. The open-plan living floor and its seamless link to the outside has proved endlessly flexible, working as easily for two, a large family and social entertaining space.

Upstairs, the principal bedroom holds a particular favourite view with its 2m x 2m uninterrupted picture window framing the golf course and the sea beyond. “Sitting in bed each morning with a cup of tea watching the white splash of the waves on the sea, makes every start of the day very special,” the owners said. A further bedroom serves as a home office, enjoying a distant sea view, and with data points throughout the house, it lends itself readily to home or hybrid working. “It has been an incredible place to work for the last six years,” the owners said.





KEY FEATURES

The Outside

The south-facing rear garden, is professionally Landscape Architect designed, the garden combines a level lawn with raised planted beds edged in grey-stained timber sleepers, grey limestone paving and composite decking that wraps around the doors. The rear boundary is a brick garden wall covered in climbing plants which, together with silver birches, filters the sunlight and lends a sense of seclusion. To the south-west, a generous decked suntrap connects directly to the main living space through five-metre clear opening sliding doors, making an effortless setting for outdoor dining.

“External seating areas have also been created at the front of the property so a glass of wine can be enjoyed while watching the incredible sunsets and mackerel skies over the sea towards the horizon as the front of the house faces north west,” the owners remarked.

The street frontage is landscaped around a mature olive tree, with brick walls, larch panelling and a flint feature wall. Stairs lead up to the glazed balcony to the main entrance door and gated side access. Beneath the stairs are three enclosed storage areas including the bicycle store with side door to the street garage. Finished in permeable paving, the driveway courtyard has a below-ground rainwater runoff tank, providing sustainable urban drainage (SuDs), and gives off-street parking for up to two cars. There is a single garage to the street frontage along with a larger 32 sqm garage at lower-ground-floor level which, complete with its own water, power, drainage and data connections could, subject to the necessary consents, be adapted for a variety of uses, including self-contained accommodation.

On Leaving

When asked what they will miss most, the owners replied that it would be the elevated panoramic sea views and the sense of light and space the house gives them, together with the quiet of the neighbourhood they have called home.





























INFORMATION



Services, District Council and Tenure

Gas Condensing Boiler with LPHW Underfloor Heating, Mechanical Ventilation with Heat Recovery (MVHR), Mains Electricity, Mains Water and Drainage
Full Fibre Broadband Available – please see www.openreach.com/fibre-checker
Mobile Phone Reception – varies depending on network provider
Please see www.checker.ofcom.org.uk
North Norfolk District Council – Council Tax Band: F
Freehold

On The Doorstep

Sheringham is a jewel on the North Norfolk coast, punching above its weight in terms of so many local facilities, friendly residents and community activities. The High Street is full of independent shops selling locally sourced produce, there is a twice-weekly market and a cluster of street-food outlets to enjoy on the seafront, and the much-loved Little Theatre stages music, theatre and arts events throughout the year. The calendar is rich with community life, from Morris dancing and the Viking festival to the summer carnival, and the town is well served by a high school, a large primary school with nursery and the modern Reef leisure centre, which opened in November 2021 and offers swimming pools, a gym, cafe and a selection of classes. Days here are easily spent walking the dog along the beach or pausing for a drink at one of the seafront pubs. “We often hear holiday makers say they would love to live here and enjoy the fact that we get to live here,” the owners said. The house sits within the North Norfolk Coast overlooking the protected area designated an Area of Outstanding Natural Beauty, nestled beside the rise of Franklin Hill, which lies at the rear of the property. For all its quiet seclusion, the wider world remains within easy reach, with one of the owners having worked nationally from here since 2018.

How Far Is It To?

The town centre, with its independent shops and seafront, lies less than a mile away, and Sheringham beach is also within easy walking distance. Sheringham railway station sits just south of the centre as the terminus of the Bittern Line, with Greater Anglia services running to Norwich in around 50 minutes by way of Cromer and West Runton, and from Norwich mainline trains reach London Liverpool Street in approximately an hour and 50 minutes. The North Norfolk coast is on the doorstep, with Cromer about 5 miles to the east and the market town of Holt approximately 6.5 miles away, beyond which lie Blakeney and Wells-next-the-Sea. Norwich is around 26 miles to the south, a drive of roughly 50 minutes, and is home to Norwich International Airport. The A148 provides the main route west towards Holt, Fakenham and King’s Lynn, with the A140 and A11 carrying onwards towards Norwich, Cambridge and London.

Directions

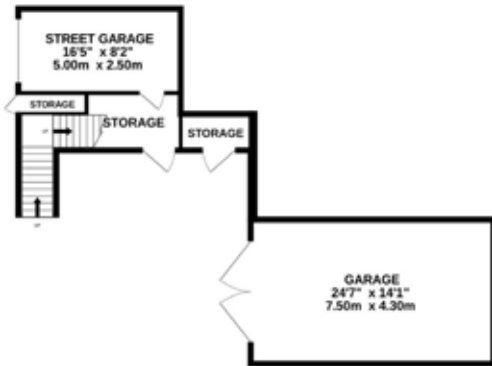
From Fakenham, take the A148 eastwards, following the signs towards Holt and Cromer. Continue for around 13 miles, passing through Holt and remaining on the A148. A short distance beyond Holt, turn left onto Lodge Hill, signposted to Upper Sheringham, and follow this road north into the town, continuing on The Street until turning left into Sheringham Road. As this road becomes Holt Road, turn right into Vicarage Road, and at the end of this take a left turn into Hooks Hill Road. The property will be found almost immediately on the right.

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BASEMENT
629 sq.ft. (58.4 sq.m.) approx.



GROUND FLOOR
1749 sq.ft. (162.5 sq.m.) approx.

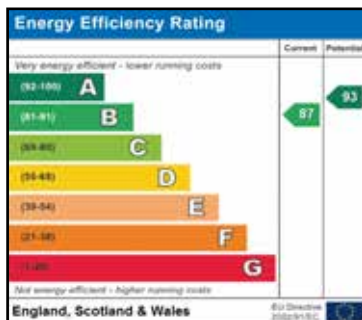


1ST FLOOR
1022 sq.ft. (95.0 sq.m.) approx.



TOTAL FLOOR AREA : 3401 sq.ft. (315.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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. 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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