henleys
ESTATE AGENCY SIMPLIFIED



18 HILL CLOSE

Cromer, NR27 0HX

£600,000

Freehold

18 HILL CLOSE

Cromer,
NR27 0HX

- Exceptionally secluded & rarely available position
- Coming to the market for the first time in 25 years
- Beautifully maintained, with an initial renovation completed to an exceptional standard
- Magnificent gardens extending to just under a third of an acre (stms)
- Recipient of the Cromer In Bloom award
- Unique & impressive Garden Room with mezzanine gallery
- Three ground-floor bedrooms, including an en-suite principal bedroom
- Additional first-floor bedroom & mezzanine accommodation
- Further potential within a second substantial loft space
- Glimpses of the sea
- Generous driveway parking & an integral garage





Occupying a wonderfully private & secluded position on Hill Close, this is a home that offers something increasingly difficult to find: a sense of space, tranquillity & individuality, all complemented by glimpses of the sea. Having remained in the same ownership for 25 years, the property is now being offered to the market for the first time in a quarter of a century, presenting a rare opportunity to acquire a particularly special home. The setting is wonderfully peaceful, with the gardens providing an extraordinary sense of privacy & an ever-changing backdrop throughout the seasons. Beautifully established & lovingly maintained, this is a property where the outside space is every bit as important as the accommodation itself.

Inside, the property has been exceptionally well cared for, with the current owner having undertaken an extensive initial renovation with no expense spared. The accommodation is generous and thoughtfully arranged, extending to approximately 2,326 sq.ft. in total, with three well-proportioned ground-floor bedrooms, an en-suite to the principal bedroom, a family bathroom & a separate cloakroom. The kitchen is complemented by a useful utility room, while the sitting and dining room provides a comfortable & welcoming space in which to relax and entertain. However, the real talking point is undoubtedly the extraordinary garden room. A truly individual space, its impressive proportions, extensive glazing & wonderful outlook over the garden create an almost conservatory-like sanctuary, further enhanced by an attractive mezzanine gallery above. It is difficult to appreciate quite how special this room is without experiencing it in person. The first floor also provides an additional bedroom & mezzanine area, demonstrating the versatility already created within the roof space, whilst a second substantial loft area offers exciting potential for those wishing to explore further conversion, subject to the necessary consents.

Outside, the gardens are nothing short of remarkable. Extending to just under a third of an acre (stms), they have been lovingly cultivated into a series of distinct & thoughtfully arranged spaces, incorporating raised vegetable beds, fruit cages, established planting & an impressive variety of mature and colourful plant life. Their quality and presentation have been recognised with a Cromer In Bloom award, a fitting testament to the time, dedication & care invested here. A particularly enchanting feature is the tiered rear garden, where the traditional Ha-Ha creates a subtle change in level while preserving the sense of openness & uninterrupted outlook. There are so many individual areas to discover, whether enjoying the productive growing spaces, finding a quiet spot amongst the planting or simply taking in the changing views. The property is further complemented by extensive driveway parking & an integral garage, adding welcome practicality to an otherwise wonderfully private setting. A truly individual home, where an extraordinary garden & a remarkable garden room combine to create something quite unforgettable.

























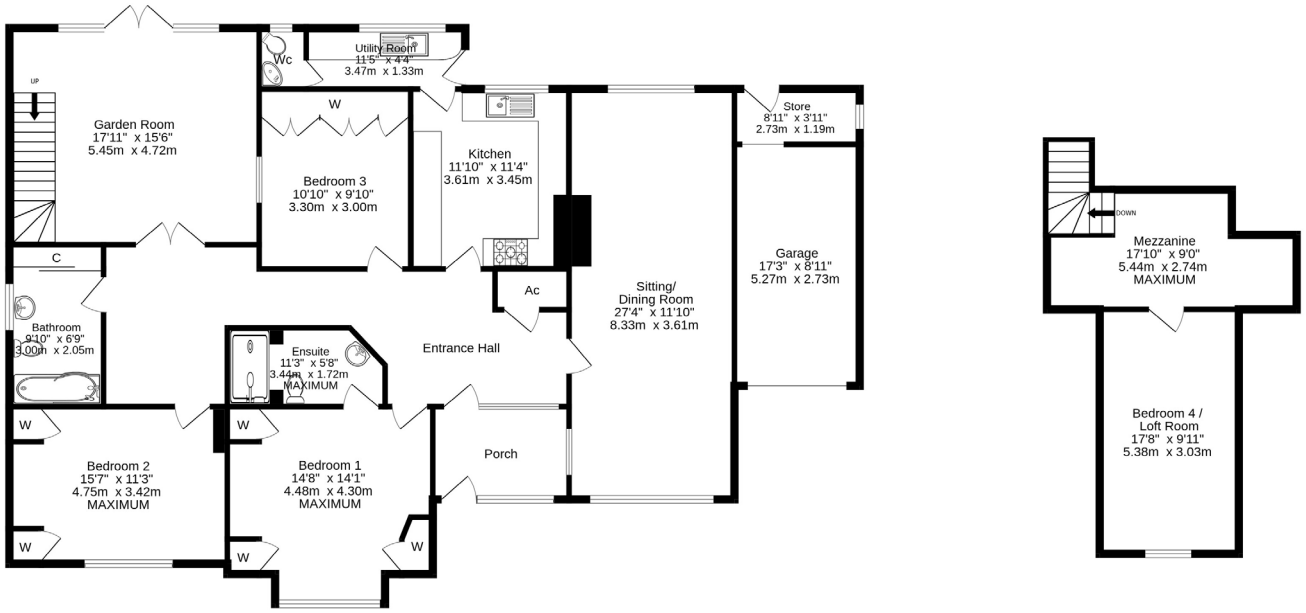






Ground Floor
2004 sq.ft. (186.1 sq.m.) approx.

1st Floor
323 sq.ft. (30.0 sq.m.) approx.



TOTAL FLOOR AREA : 2326 sq.ft. (216.1 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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Services connected: Mains water, electricity, gas & drainage.

Council Tax: Band D.

Energy Efficiency Rating: C.

Tenure: Freehold.

Location: What3words – ///alike.beeline.honeybees

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