



Norton House
Norton Hill | Snettisham | Norfolk | PE31 7LZ

COASTAL COUNTY LIVING



This exceptional Grade II listed, residence blends historic character and contemporary luxury beautifully. Occupying a private, elevated position just 5 minutes' walk from the increasingly popular coastal village of Snettisham, this remarkable home enjoys landscaped gardens, spacious, elegant interiors and a peaceful rural setting just moments from the North Norfolk coastline and under 2 hours train journey from London



KEY FEATURES

- A Handsome Grade II Listed Property with Gothic Arched Windows in the Village of Snettisham
- Five Bedrooms and Four Bath/Shower Rooms
- The Principal Bedroom benefits from a Dressing Room and an En-Suite
- Large Kitchen/Dining Room with Hand Built Kitchen and Separate Utility
- Three Reception Rooms with Features including Pamment Floors, Exposed Brick and Wood Burning Stoves
- Expansive Lawned Garden of around 1 acre (stms) with Terrace providing an Entertaining Area plus a Stone Outbuilding providing Storage
- Stable/Tack Room and Large Garden Store for Equipment plus Plenty of Parking
- The Accommodation extends to 3,275 sq.ft
- No EPC Required

This beautiful home was once a school for local quarry workers children and has also been split as three separate dwellings in the past. The current owners fell in love with the aesthetics as soon as they saw it from the driveway on their very first visit. It has been restored with sensitivity to its heritage, creating the perfect marriage of original architectural features and sophisticated contemporary design. The ground floor modern extension of bedroom, ensuite and kitchen/dining/family room blends well with the Gothic-inspired arched windows which frame picturesque garden views, both filling the interiors with natural light, creating an ever-changing connection with the surrounding landscape.

Step Inside

At the heart of the home lies an impressive open-plan kitchen, dining and family space. A bespoke hand-built kitchen with granite worktops, premium integrated appliances including a range as well as a double fan oven, a generous central island and space for a 12-seater table, creates an exceptional setting for everyday family life as well as effortless entertaining, however big the crowd. The huge island seats another four for informal meals, a coffee with friends or a glass of red whilst chatting to the chef! Expansive bi-fold doors open directly onto the terrace, beautifully sheltered by a carrstone and brick wall, allowing indoor and outdoor living to flow together throughout the warmer months. In spite of the expanse of glass the well-insulated extension with sedum roof, is a welcome cool spot with a breeze running through during the height of summer. The formal dining room offers a more intimate setting for entertaining and has hosted milestone birthdays with caterers beaver away in the kitchen and presenting a culinary feast for the celebrations. The spacious sitting room, complete with a wood-burning stove and room for a bar-billiards table, delivers warmth and relaxation, a chance to all be together. A separate family room provides an additional versatile space for a cosy TV room, a sports lounge or a quiet space to escape to with a good book, and features a further wood burner, wonderful to snuggle down in during the winter months. These three elegant reception rooms provide flexibility for every occasion, whether spilling out from Christmas lunch, hosting teenagers who enjoy their own space or an evening of cards and boardgames. These all open onto the lawns making this a fantastic party space in summer, connecting the rooms, the fun and the outdoors. The ground floor also includes a separate shower room and practical utility room, ideal when arriving home from the beach or a country walk, with a thoughtful enclosed outside area for dogs too – so they can dry off before being allowed inside! Just outside the utility room sits an old baker's oven, a wonderful historic feature.





KEY FEATURES

And So, To Bed

On the ground floor a generous and luxurious, accessible bedroom suite with French doors opening directly onto the terrace, offers peaceful views of the garden. Here you can enjoy a cuppa on the terrace before the world is awake, listening to Woodpeckers, Red Kites and the unmistakeable mewing of Buzzards – such a privilege. A beautifully appointed en-suite bathroom featuring a freestanding roll-top bath and walk-in shower adds a boutique hotel feel. The first floor offers four beautifully appointed double bedrooms, each individually styled to complement the property's period character and with those beautiful Gothic arched windows. One bedroom enjoys dual-aspect garden views from charming window seats and benefits from its own luxurious en-suite bathroom with a freestanding bath, walk-in shower and elegant contemporary finishes. An adjoining smaller room provides an ideal addition and would also make a perfect clothes storage or nursery space for young families. Three further generous bedrooms continue the home's understated elegance, including exposed brickwork, bespoke furnishings and delightful views across the gardens and orchard. A contemporary family bathroom, finished to an exceptional standard with a freestanding bath, walk-in shower and quality fittings, completes the first-floor accommodation. With five luxurious bedrooms, four bathrooms and versatile living arrangements, this home is perfectly suited to growing families, multi-generational living or those seeking an exceptional coastal retreat.

Sun, Shade, Company or Solitude

Extending around the property and enclosed by mature planting, specimen trees and established borders, the grounds offer exceptional privacy and a stunning backdrop throughout every season. Spring brings carpets of bluebells, hellebores and daffodils while summer transforms the grounds into an idyllic setting for outdoor entertaining, family gatherings and peaceful afternoons. Autumn introduces rich golden colours and crisp mornings on the terrace, while winter reveals a striking landscape of frost-covered lawns and dramatic skies with flocks of migrating geese, a sight to behold. The first of the morning sun is captured from the bench beside the front door, with Wisteria in bloom it's a beautiful place to be. From elevenses onwards the terrace with planting of fragrant Honeysuckle, Jasmine and Roses enjoys the sun, and yet there are plenty of shady spots under mature trees to take respite from the heat. The substantial terrace extends the length of the house, creating a series of beautifully designed outdoor living spaces, including elegant al fresco dining and relaxed lounge seating. Just off this terrace is a stone outbuilding providing plenty of storage. The expansive lawns with three flowering cherry trees provide abundant space for family recreation, whether setting up the badminton nets, footy goals or just letting the children and dogs roam free. The private setting, approached via a secluded track with gorgeous Magnolia tree and surrounded by open countryside, offers an exceptional sense of peace and exclusivity. With generous private parking, a stable/tack room should you want to create a paddock in the grounds, a large garden store and neighbours that are close enough but can't be seen and a five-minute walk into the village - this home has it all.

































INFORMATION



On The Doorstep

Snettisham is a thriving and well-served village on the North Norfolk coast, offering a strong community spirit and excellent everyday amenities. Just a short walk from the property are a Co-op, pharmacy, hairdresser, doctor's surgery, veterinary practice, primary school and beautiful church. For foodies, the award-winning Rose & Crown pub, The Old Bank fine dining restaurant which features in the Michelin guide, and The Old Store bakery and coffee shop provides choice for every occasion. The village hosts regular community events, including a farmers' market, car boot sales and the popular annual Victorian Christmas Fayre.

How Far Is It To?

Just 5 miles away is Hunstanton town with further day-to day amenities and 10 miles away is the historic market town of King's Lynn with rail links to London and the Midlands for an easy commute. The nearby Royal Sandringham Estate, Norfolk Lavender at Heacham, RSPB reserves at Snettisham Beach and Titchwell, the coastal path along the stunning North Norfolk coastline, golf courses, sailing and scenic countryside walks are all within easy reach, making the village an excellent base for enjoying the area's many attractions.

Directions

Leave Fakenham on the A148/Creake Road and after 3.5 miles turn right onto the B1454. After a further 3 miles turn left and follow the road into Syderstone Road. Continue straight onto Stanhoe Road/B1155. Turn left onto Lynn Road/B1153 and then turn right onto Fring Road. Continue straight onto Snettisham Road, then Roman Road, Bircham Road and Old Church Road. Turn right onto Lynn Road/B1440 and where there is a fork in the road, turn right and follow the road and turn left whereby the property will be found on the right hand side.

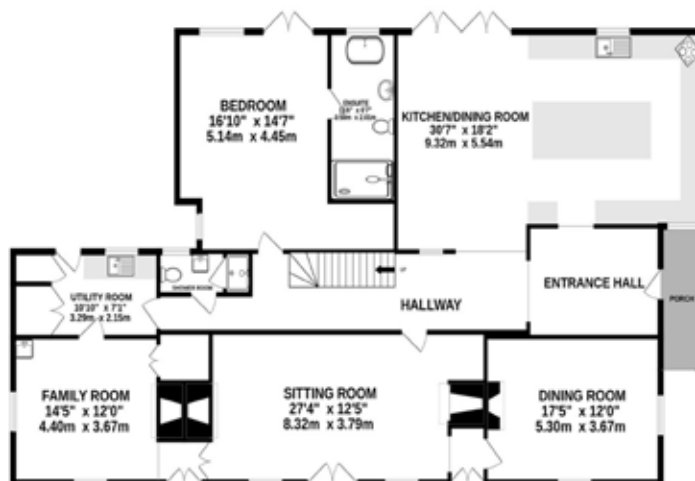
Services, District Council and Tenure

Gas Central Heating, Mains Water, Private Drainage via Septic Tank
Fibre Broadband Available - vendor uses PlusNet
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 - currently on Business Rates
Freehold

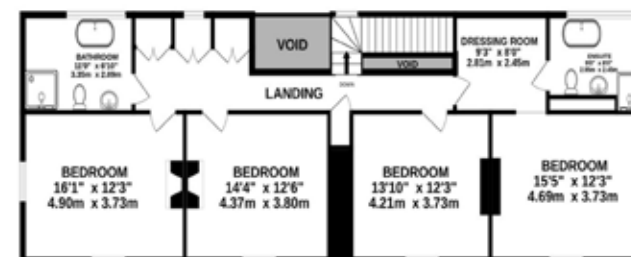
OUTBUILDING
155 sq ft. (14.4 sq.m.) approx.



GROUND FLOOR
2112 sq ft. (196.2 sq.m.) approx.



1ST FLOOR
1260 sq ft. (116.1 sq.m.) approx.



TOTAL FLOOR AREA : 3430 sq.ft. (318.6 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.

Made with Metropix ©2026



Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure.



FINE & COUNTRY

Fine & Country is a global network of estate agencies specialising in the marketing, sale and rental of luxury residential property. With offices in the UK, Australia, Egypt, France, Hungary, Italy, Malta, Namibia, Portugal, South Africa, Spain, The Channel Islands, UAE, USA and West Africa we combine the widespread exposure of the international marketplace with the local expertise and knowledge of carefully selected independent property professionals.

Fine & Country appreciates the most exclusive properties require a more compelling, sophisticated and intelligent presentation - leading to a common, yet uniquely exercised and successful strategy emphasising the lifestyle qualities of the property.

This unique approach to luxury homes marketing delivers high quality, intelligent and creative concepts for property promotion combined with the latest technology and marketing techniques.

We understand moving home is one of the most important decisions you make; your home is both a financial and emotional investment. With Fine & Country you benefit from the local knowledge, experience, expertise and contacts of a well trained, educated and courteous team of professionals, working to make the sale or purchase of your property as stress free as possible.

THE FINE & COUNTRY
FOUNDATION

Fine & Country Foundation, charity no. 1160989

Striving to relieve homelessness.

To find out more please visit fineandcountry.com/uk/foundation



follow Fine & Country Fakenham
on



Fine & Country Fakenham
1 Bridge Street, Fakenham, NR21 9AG
01328 854190 | fakenham@fineandcountry.com

