



Great Gable
Metton Road | Cromer | Norfolk | NR27 9JH

 FINE & COUNTRY

SPECIAL WOODLAND HIDEAWAY



In a woodland fairytale setting of 1.25 acres this home feels wonderfully secluded from the outside world. With generous parking and a triple garage with one bedroom annexe above you can enjoy the best of both worlds, with everyday amenities, the beach, schools and commuter links all within easy reach.



KEY FEATURES

- A Detached House situated in a Wonderful Woodland Setting with an Annexe in the Coastal Town of Cromer
- Three Bedrooms, a Family Bathroom and Two En-Suites
- The Principal Bedroom also benefits from a Walk-In Wardrobe
- Two Reception Rooms plus a Study/Bedroom Four
- Kitchen with Separate Utility Room and Ground Floor WC
- Triple Garage with Self Contained One Bedroom Annexe Above with Glazed Balcony
- Plenty of Parking and Grounds that extend to 1.25 acres (stms)
- The Accommodation extends to 3,336 sq.ft incl Garage and Annexe
- Main House Energy Rating: TBA – Annexe: D

This is so much more than a house – the lifestyle is incredible and shared with an abundance of wildlife, whether collecting eggs and feeding the hens accompanied by deer and pheasants at your feet, washing up at the kitchen sink overlooking the squirrels collecting nuts from the sweet chestnut tree, relaxing with afternoon tea looking through the sitting room glazing at deer on their routine walks or listening to birdsong as the sun sets through the trees. From camping in the grounds, to family Easter egg hunts, laser quest hide & seek and entertaining friends, the current owners have enjoyed outstanding privacy in this enchanting natural setting and have created a home with soul, ready for new custodians.

An Impressive Welcome

Stepping inside, the spacious, bright reception hall is centred around a striking staircase, offering a wonderful sense of arrival. A practical cloakroom and durable wood-effect flooring extending throughout the ground floor provide the perfect balance between style and functionality, ideal for a home immersed within its woodland setting. Double doors ahead reveal the stunning kitchen designed for family life and allow the space to flow effortlessly when entertaining. Both beautiful and practical the cabinetry provides extensive storage, while the impressive gas range cooker and built in microwave allow for cooking with ease. Whether hosting festive celebrations or relaxed weekend breakfasts, this is undoubtedly the heart of the home, and the practical elements are neatly tucked away in a rear lobby and utility room. The kitchen has a serving hatch to the dual-aspect dining room with original parquet flooring and wood burner set in contemporary panelling creating a cosy atmosphere during the colder months. The entrance hall also opens to a warm and inviting sitting room, with beautiful heritage blue panelling creating a classic backdrop, while the impressive double-sided wood burner brings warmth and ambience to both this room and the adjoining dining room. Large sliding doors open onto the west-facing gardens, where deer following their daily route, peer through the window. This is a room equally suited to cosy winter evenings roasting sweet chestnuts by the fire or summer entertaining in the garden. Situated just off the sitting room, the dedicated study offers flexibility for repurposing as a peaceful reading room, ground floor bedroom or hobby room.





KEY FEATURES

The owners have planning permission to enhance the façade with half flint and half cedar board to match the garage. The planning permission includes extending the porch to offer a hallway door to the study and a door to the integral garage, which offers potential to convert to accessible living space as a bedroom and ensuite, subject to planning permissions, adding to the versatility of the home.

Explore Upstairs

A spacious central landing leads to three beautifully appointed bedrooms and three bathrooms ensuring privacy for all. The luxurious principal suite offers a peaceful sanctuary complete with a large walk-in wardrobe, with shoe storage within the skirting boards. An exquisitely designed en-suite features both a roll top bath and separate walk-in shower, plus a hidden generous storage cupboard currently used as an infra-red sauna and red-light therapy space. Bedroom two enjoys the privacy of its own en-suite shower room, making it an ideal guest suite, whilst bedroom three is served by a stylish family bathroom with a hidden mirror TV so you can watch your favourite film from the tub!

Grounds & Gardens

The wraparound gardens offer something for every season, with daffodils, snowdrops and bluebells in abundance, multiple species of trees including ancient oak, sweet chestnut and silver birch and the privilege of sharing the environment with the wildlife, whether following the sun or retreating into cool woodland shade. There is potential to create a spectacular outdoor terrace outside the sitting room, perfectly positioned for alfresco dining and family gatherings. Every corner of the grounds celebrates nature, allowing children to explore, build dens and enjoy the great outdoors. From every window in the home, you take in a vista of woodland, a magical lifestyle change, so much so that the current owners used to completely forget about the beach just down the road! Rearing chickens has been a rewarding pastime and there is space too for growing veggies for those considering a sustainable lifestyle. At the front of the property there is cabling for lighting and an EV charger.

The Annexe

Affectionately known as 'The Tree House', the annexe is perfect for guests, multi-generational living or independent accommodation, and has been thoughtfully designed with comfort and style in mind, featuring a clean air filter and heat recovery system, underfloor heating, water softener and air source heat pump. The garage beneath also has underfloor heating, an ideal space for classic cars or a workshop. Stairs lead to an open-plan kitchen, dining and living space creating a sociable environment, complemented by a generous double bedroom and a luxurious bathroom featuring a bath, separate shower and another hidden mirror TV. Picture windows and roof lights with electric blinds offer a real connection to nature with leafy views all around. The private balcony offers a privileged position from which to listen to birdsong and be at one with the environment, whilst beneath it is a secluded spot, sheltered from the elements.





























INFORMATION



On The Doorstep

The property is perfectly positioned on the edge of the popular seaside town of Cromer with wide sandy beaches, iconic Victorian Pier, excellent local schools, including the prestigious Gresham's Independent school, cinema, healthcare facilities including Cromer & District hospital and everyday amenities nearby. A skate park and play area sits at the end of the road, Amazona Zoo is under a mile away and the National Trust Felbrigg Hall is just a few minutes' drive.

How Far Is It To?

Cromer town with its railway station just a few minutes' drive away whilst Roughton railway station is around a 13-minute walk. Both provide regular services to Norwich for onward connections to London, while good road links make commuting across Norfolk straightforward, with Norwich city around 45 minutes' drive. Norwich International Airport is just 30 minutes by car, while the surrounding area offers endless opportunities to explore the North Norfolk coastline and nature reserves.

Directions

Leave Norwich on the A140 Cromer Road and at the Aylsham roundabout take the 3rd exit to stay on the A140 heading towards Cromer. At the roundabout in Roughton take the 1st exit onto Chapel Road/B1436. Continue to follow the B1436 and then turn right onto Metton Road and the property will be found on the right hand side clearly signposted with a Fine & Country For Sale Board.

Services, District Council and Tenure

Oil Central Heating, LPG Cooking Gas, Mains Water, Mains Drainage

Cable Broadband Available - vendor uses EE

Mobile Phone Reception - varies depending on network provider

Please see www.checker.ofcom.org.uk - for Broadband/Mobile availability

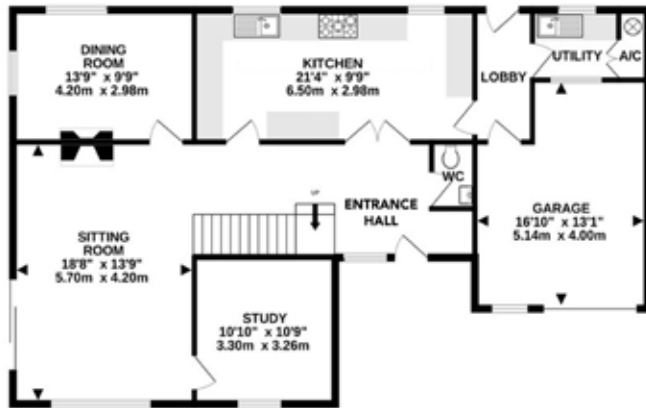
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Freehold

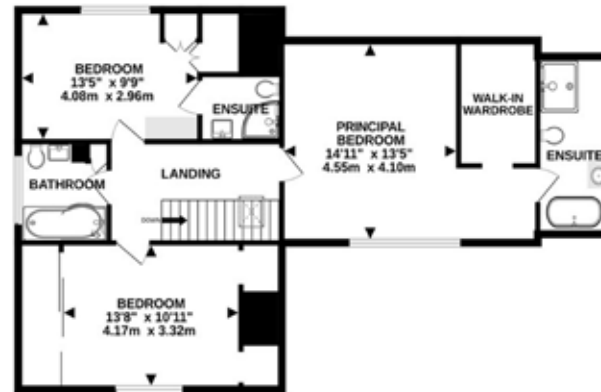
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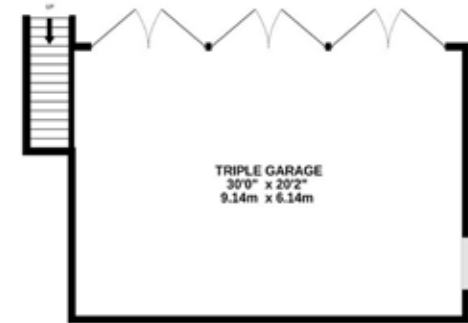
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GROUND FLOOR
1188 sq.ft. (110.4 sq.m.) approx.



1ST FLOOR
902 sq.ft. (83.8 sq.m.) approx.



GARAGE GROUND FLOOR
638 sq.ft. (59.3 sq.m.) approx.



GARAGE 1ST FLOOR
(ANNEXE)
608 sq.ft. (56.5 sq.m.) approx.

FLOOR AREA - HOUSE (EXCLUDING GARAGE & ANNEXE) 2090 sq.ft. (194.2 sq.m.)
TOTAL FLOOR AREA : 3336 sq.ft. (309.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, all measurements are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only. www.norfolkpropertyphotos.co.uk
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For a free valuation, contact the numbers listed on the brochure.





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