



THE STORY OF

Severals Grange

Wood Norton, Norfolk

SOWERBYS



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Severals Grange

Holt Road, Wood Norton, Norfolk
NR20 5BL

Impressive Grade II Listed Period Country House

Approximately 4 Acres (STMS) of
Gardens, Grounds and Paddocks

Exceptional Established Gardens
Extending to Almost 2 Acres (STMS)

Significant Horticultural History,
Including Hoecroft Plants

Detached Grade II Listed Barn with
Conversion Potential STPP

Separate Two-Bedroom Holiday Cottage

Established Holiday Letting Opportunity

Beautiful Walled Garden and
Extensive Formal Planting

Further 4 Acres of Paddock with
Potential for Alternative uses STPP

Peaceful Rural Setting with Considerable
Commercial and Lifestyle Potential

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Well-proportioned
rooms with a wealth of
period detail.



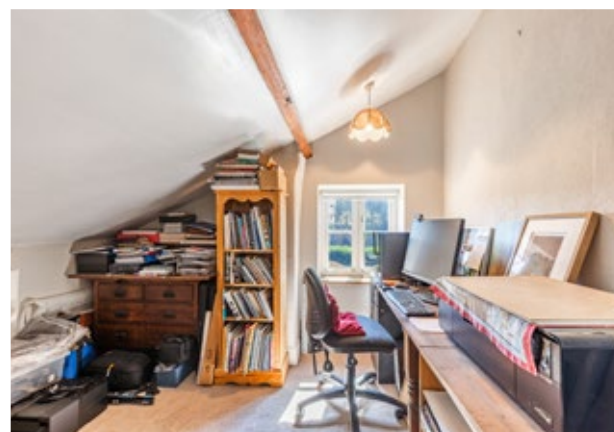
The main Grade II listed house retains the proportions and character of its period origins, with formal reception rooms to the front, each benefiting from open fireplaces. To the rear is a kitchen and separate utility room, while the first floor provides three bedrooms and a newly fitted bathroom. The accommodation offers a comfortable basis for family living, with the character of the original house providing scope for further personalisation.



Within the grounds stands a substantial detached also Grade II listed barn, an attractive building with its own distinctive architectural character. Currently used for storage, it offers considerable potential for alternative use or conversion, subject to the necessary planning and listed building consents. Its black-glazed pantile roof, crenellated gables and decorative details, including carved stone heads and terracotta figures, make it an interesting building in its own right. Within the four acres (STMS) is a convenient four bay cart shed currently being used for cars. Beyond the barn is a beautiful walled garden, providing another secluded area within the extensive grounds.



A separate two-bedroom holiday cottage forms an important part of the property and is currently used successfully as a holiday let. With two reception rooms as well as the bedrooms, it provides useful independent accommodation and the opportunity to continue an established income stream, or alternatively to provide space for family, guests or other uses.

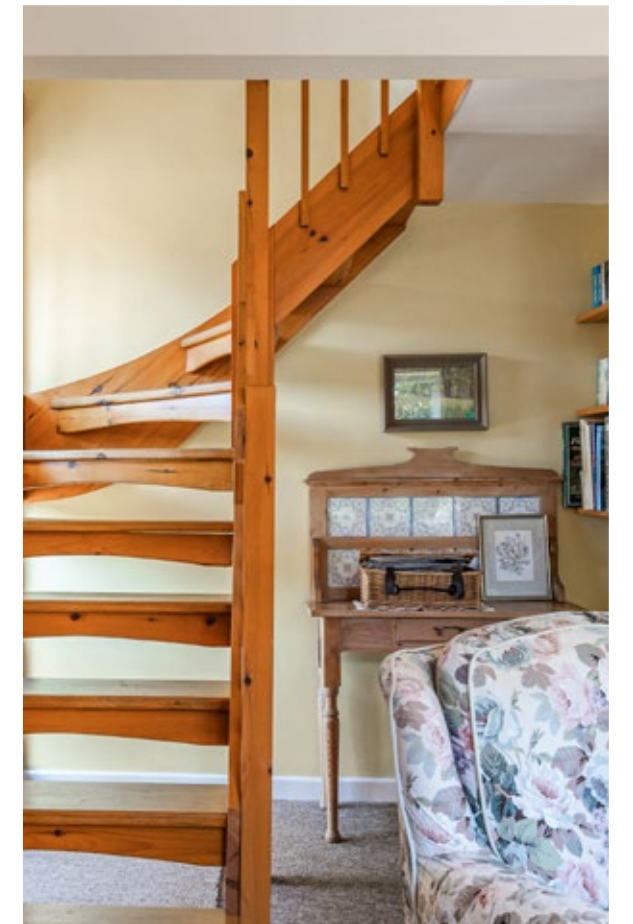


Several Grange is difficult to compare with a conventional country house. It combines a historic and architecturally interesting home with an exceptional horticultural setting, extensive land, an independent holiday cottage and a listed barn with significant potential. For those looking for a property where the gardens, land and additional buildings are as important as the house itself, this is a rare and highly versatile opportunity in the North Norfolk countryside.





Extensive outbuildings
with considerable
potential.





The impressive Grade II listed period country house set within approximately eight acres of beautifully maintained gardens and grounds, Severals Grange is a property of considerable character and versatility. With a detached Grade II listed barn, separate holiday cottage, extensive gardens and a long-established horticultural and commercial history, it presents a particularly unusual opportunity in the North Norfolk countryside.

The house dates from the mid-19th century and was built by local farmer William Skinner Phillip. Constructed in red brick beneath a pantile roof, the property retains a wealth of period detail, including sash windows, decorative brickwork, distinctive battlemented parapets and a well at the back of the property. There are also some wonderfully individual touches which reflect the character of its original owner, including the marble plaque above the entrance recording his claimed family history and connections to Agincourt and Hastings.

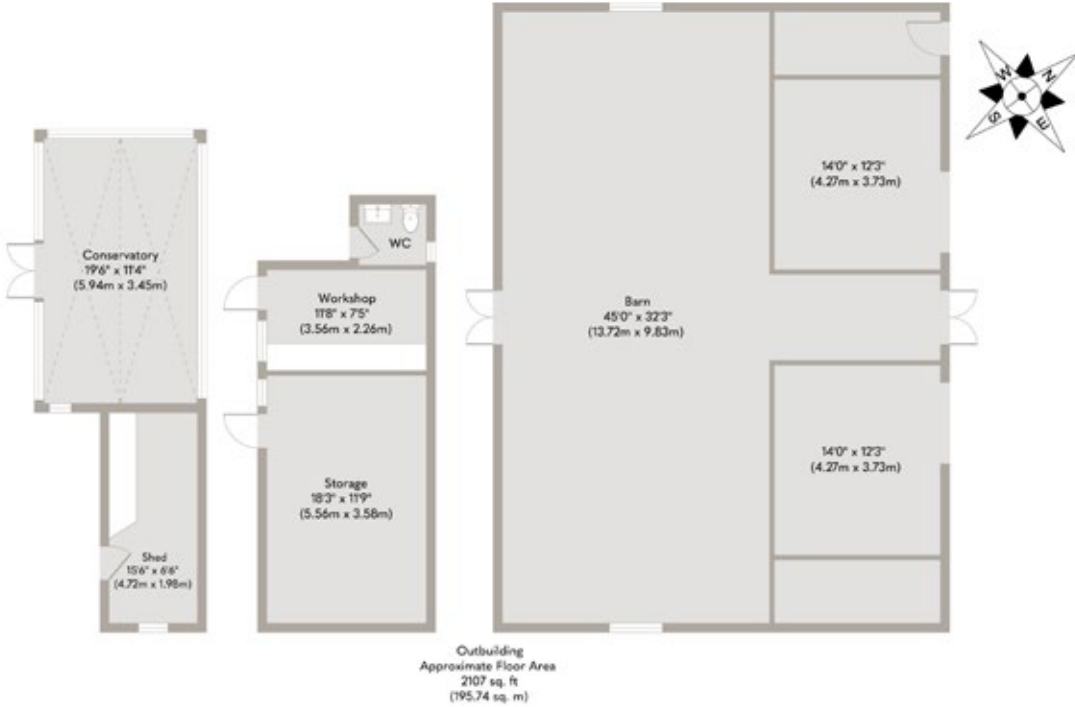
While the house provides a comfortable and characterful home, it is the gardens which truly set Severals Grange apart. Almost four acres (STMS) have been developed into an exceptional series of formal and informal gardens, creating a remarkable variety of spaces within the grounds. Immediately surrounding the house is a two acre (STMS) formal garden with mature shrubbery, two useful outbuildings and a delightful standalone conservatory. A functioning well also provides a useful and charming feature within the grounds.

From here, the gardens extend through a succession of carefully planted areas, with formally arranged herbaceous borders framed by mature trees and established planting.

The grounds have a particular horticultural pedigree, having previously been associated with Hoecroft Plants, a nursery noted for its collection of unusual grasses and foliage plants. This history is still evident in the character of the gardens, where planting has been used to create interest through texture, form and seasonal colour. Paths lead onwards through the trees to further beds and garden areas, with glimpses across the wider grounds and paddocks beyond. There is a genuine sense of discovery as the gardens unfold, with each area offering something different.

The gardens have also been opened to visitors through the National Garden Scheme, reflecting their quality and importance as a horticultural landscape. For those with a passion for gardening, there is considerable scope to continue developing the established framework, while for others the gardens simply provide an exceptional setting in which to enjoy the peace and privacy of the property.

Beyond the principal gardens, the land extends across the track to the front of the house, where approximately four further acres are currently laid to paddock. This provides valuable additional land and, subject to the necessary planning consents, offers potential for a variety of uses.



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.

Wood Norton

A SMALL NORFOLK VILLAGE

A typical small Norfolk village. Wood Norton was owned by Christ Church Oxford up until then 1950s.

Just 8 miles away a strong sense of community thrives among the proud residents and local businesses of Holt, and many of the latter champion the local ‘Love Holt’ initiative which waves the flag for the independent shops that add vibrancy to the Georgian town centre. Throughout the year, there are plenty of local events including a summer Holt Festival and 1940s Weekend, which takes over the town and ‘Poppy Line’ heritage railway that runs between here and Sheringham.

With a traditional butcher, fishmonger and greengrocer, the town even has its own department store and food hall, Bakers and Larners, a local landmark which has been run by the same family since 1770.

The town and its surrounding yards house a collection of chic boutiques and luxe lifestyle stores to explore and fill your home and wardrobe with beautiful things – linger and choose your favourite locally made fragrance at Norfolk Natural Living. Life moves at a leisurely pace in Holt, and there are plenty of places to idle over a coffee or bite to eat. Believed to be the oldest house in town, Byfords deli and café is a central landmark and fabulous place to stop and watch the world go by. There’s no need to hurry home – relax and enjoy country life! On the edge of town is the eponymous Gresham’s school.



Note from Sowerbys



“A remarkable horticultural landscape, full of character and discovery”



SERVICES CONNECTED

Mains water and electricity. Oil fired central heating. Drainage via septic tank.

COUNCIL TAX

Band D.

ENERGY EFFICIENCY RATING

An Energy Performance Certificate is not required for this property due to it being Grade II listed.

TENURE

Freehold.

LOCATION

What3words: ///courts.uppermost.majority

These particulars and measurements whilst believed to be accurate, are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give representation or warranty in respect of the property.

SOWERBYS

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