



THE STORY OF

Nightingale Lodge

Craymere, Norfolk

SOWERBYS



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Nightingale Lodge

Craymere Road, Briston, Norfolk
NR24 2LS

Substantial Contemporary Home Extending
to Approximately 2,519 Sq. Ft.

Beautifully Renovated and Extended
During the Current Ownership

Four/Five Generous Bedrooms

Impressive Principal Bedroom

Spacious Kitchen/Dining/Family Room

Separate Sitting Room with Wood-Burning Stove

Utility and Boot Room

Family Bathroom and En-Suite Facilities

Wonderful Views Across Rolling
Norfolk Countryside

Double Garage and Off-Road Parking

Conveniently Positioned for Holt
and the North Norfolk Coast

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A beautifully evolved country home with contemporary style, generous proportions and far-reaching rural views. There is something wonderfully appealing about a home that gives you the freedom of the countryside without asking you to compromise on comfort, style or convenience. Nightingale Lodge is just such a property.

Set in a peaceful rural position in Craymere Beck, surrounded by open countryside and mature woodland, this substantial home has been extensively renovated and thoughtfully extended during the current ownership. The result is an impressive and highly versatile house, combining characterful Norfolk architecture with a stylish, contemporary interior designed around modern family life.

Approaching approximately 2,519 sq ft in total, including the accommodation above the double garage, the property offers exceptional space.

The heart of Nightingale Lodge is undoubtedly the impressive kitchen/dining/family room. Light, spacious and beautifully considered, it has been designed as the social hub of the house. Contemporary cabinetry sits comfortably alongside warm timber worktops, a generous central island and extensive glazing, creating a room that feels equally suited to relaxed family breakfasts and evenings entertaining friends. Large, glazed doors open onto the terrace, creating a wonderful connection between the house and garden. From the kitchen, there is an uninterrupted sense of light and space, with the surrounding landscape becoming part of the experience.



The kitchen/dining space is light, spacious and great for entertaining...with a view out over the fields and incredible sunsets.



A separate utility and practical boot room provide essential functionality for country living, while a useful snug offers another flexible reception space, ideal as a family room, den or simply somewhere to escape to. The separate sitting room provides a more intimate retreat. Rich blue walls, comfortable furnishings and a wood-burning stove create an inviting atmosphere, particularly on cooler evenings when the fire is lit and the pace of life slows.

There are four well-proportioned bedrooms, thoughtfully designed to provide comfortable and adaptable accommodation, supported by the contemporary family bathroom with a relaxed, timeless feel. There is an impressive principal bedroom with a luxurious en-suite shower room and also an office, which has the potential to be another separate bedroom.

It is a layout that works particularly well for modern family life, but also offers flexibility for visiting guests, hobbies and those looking for additional space to work from home.

Another of the property's appealing features is the substantial accommodation above the double garage. Currently presented as a generous open reception room of approximately 257 sq ft, this space has the potential to become independent annexe accommodation, with services installed to facilitate this.

Subject to any necessary planning and building regulation consents, it could provide an exceptional opportunity for multigenerational living, guest accommodation, a home office or studio, or simply an additional private retreat away from the main house.





The double garage itself provides excellent secure parking and storage, adding a valuable practical dimension to the property.

Outside, the countryside takes centre stage. The gardens are perfectly suited to the way the house is used. A broad paved terrace stretches from the kitchen and dining area, creating an exceptional outdoor entertaining space. There is ample room for a large dining table, comfortable seating and those long summer lunches that seem to last well into the evening.



Beyond the terrace, the garden opens onto a generous lawn enclosed by established hedging and mature planting, creating a sense of privacy and seclusion. A further garden area provides a more informal space for relaxing, while the surrounding mature trees and hedges create a wonderfully established setting.

From the garden and upper parts of the house, the views extend across the surrounding Norfolk countryside, with rolling fields, open skies and distant woodland creating a constantly changing rural panorama.





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.

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Briston

HERITAGE MEETS COUNTRYSIDE BEAUTY AND COMMUNITY CHARM

Briston is a vibrant North Norfolk village with a strong sense of community and excellent access to surrounding villages, countryside, and the North Norfolk coast. Located just 4 miles from Holt, around 9 miles east of Fakenham, 14 miles southwest of Cromer, and approximately 21 miles northwest of Norwich, it offers a practical and lively base for families, commuters, and those seeking a balanced rural-coastal lifestyle.

It's well served by public buses and the nearest train is Sheringham (links with Norwich). The village has a range of amenities including a supermarket with Post Office, an independent multi-offering shop, nursery and primary schools, and there are secondary schools nearby, making daily life convenient. Briston is also home to two food pubs, one with garden and accommodation, providing social hubs for residents. Regular community events at The Copeman Centre village hall and Briston Pavilion on the community field foster a welcoming and active local culture. There is a GP Surgery in neighbouring Melton Constable.

Briston is well-placed for outdoor pursuits, with surrounding farmland, quiet lanes and nearby Holt Country Park, Blickling and Felbrigg Estates and Sheringham Park offering walking, cycling, and nature-spotting opportunities. The captivating North Norfolk coastline, with sandy beaches and exceptional coastal wildlife reserves of Cley, Salhouse and Blakeney marshes and at Cromer are within easy reach for day trips and weekend adventures.

With its friendly community, practical amenities, and proximity to both countryside and coast, Briston provides a lifestyle that blends convenience, leisure, and rural charm, ideal for families, professionals, and anyone drawn to North Norfolk living.



Note from the Vendor



“...the outlooks of rural Norfolk - big skies and beautiful sunsets - as well as the convenience of the village's amenities close by.”



SERVICES CONNECTED

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

COUNCIL TAX

Band E.

ENERGY EFFICIENCY RATING

To be confirmed.

To retrieve the Energy Performance Certificate for this property please visit <https://find-energy-certificate.digital.communities.gov.uk/find-a-certificate/search-by-reference-number> and enter in the reference number above. Alternatively, the full certificate can be obtained through Sowerbys.

TENURE

Freehold.

LOCATION

What3words: /// ships.bunk.irrigated

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SOWERBYS

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