



COAST & COUNTRY LIVING

Finer Details



Grade II Listed cottage within the historic Gunton Hall Estate

Two-bedroom character home arranged over three floors

Original sash windows and exposed beams throughout

Stylish kitchen and elegant sitting room with French doors

Versatile basement family room and utility

Principal bedroom with mezzanine retreat

Landscaped private garden with garage and EV charging provision

Exclusive parkland setting with woodland walks

No onward chain

There are homes that offer beautiful accommodation, and there are homes that offer an exceptional way of life. Old Brewery House belongs firmly to the latter.

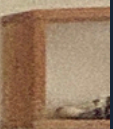
Nestled within the historic Gunton Hall Estate, this beautifully restored Grade II Listed cottage presents a rare opportunity to own a home rich in heritage, surrounded by the timeless beauty of one of North Norfolk's most enchanting private estates. Framed by centuries-old woodland, rolling parkland and abundant wildlife, life here unfolds at a gentler pace, where morning walks, peaceful evenings and breathtaking scenery become part of everyday living.

Stepping inside, the home's period character is immediately apparent. Original sash windows, exposed timber beams and carefully preserved architectural details sit effortlessly alongside stylish contemporary finishes, creating interiors that are both elegant and welcoming.



The bespoke fitted kitchen is thoughtfully designed with integrated appliances and flows seamlessly into the inviting sitting room, where French doors open onto the private rear garden, allowing natural light to flood the space and creating the perfect setting for both everyday living and entertaining.







The lower ground floor offers a generous family room, providing exceptional flexibility as a cinema room, snug, games room or home office.

Adjacent, the property's distinctive tunnel-style utility room and cloakroom, complete with a traditional butler sink and fitted cabinetry, offer practicality while celebrating the building's unique heritage.







The first floor continues the home's charm with well-proportioned bedrooms and a beautifully appointed family bathroom. The principal bedroom is enhanced by an attractive mezzanine level, creating a versatile retreat ideal as a reading nook, home office or dressing area.







Outside, the landscaped rear garden has been designed for effortless enjoyment. A paved terrace offers the perfect setting for al fresco dining, while the raised gravel seating area provides a peaceful spot to unwind amidst mature planting and the tranquil surroundings of the estate.



Practicality is equally well considered, with an en bloc garage featuring dedicated wiring for electric vehicle charging, together with private tandem parking.

Beyond the property itself lies what truly makes Old Brewery House so special. Residents enjoy exclusive access to the magnificent Gunton Hall Estate, where miles of historic parkland, ancient woodland, picturesque follies and scenic walking trails create an unrivalled countryside setting. Carefully maintained through a residents' management scheme, the estate continues to preserve its rich heritage while offering an exceptional lifestyle that is increasingly rare to find.

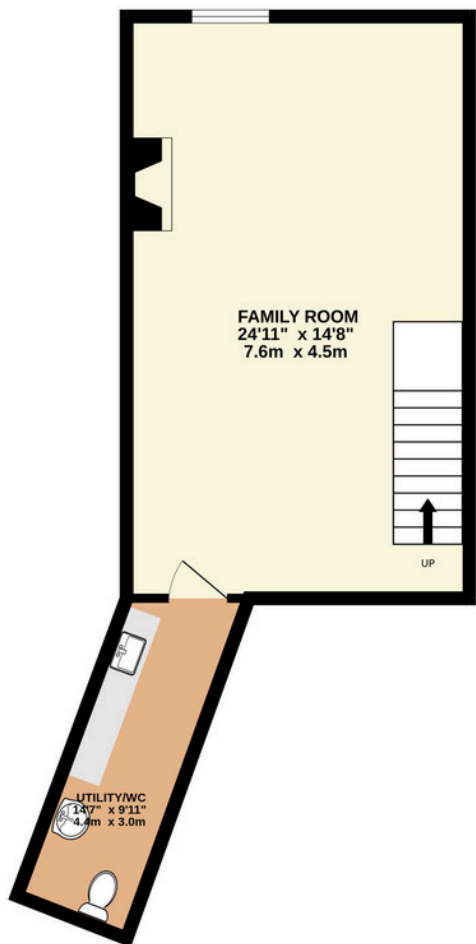
Just a short drive from the celebrated North Norfolk coastline, charming market towns and excellent transport links, Old Brewery House combines the romance of country estate living with the convenience of modern life. Offered with no onward chain, this is a rare opportunity to acquire a truly distinctive home in one of Norfolk's most prestigious heritage settings.



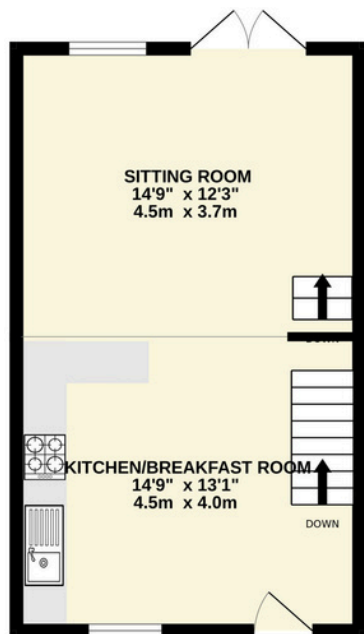




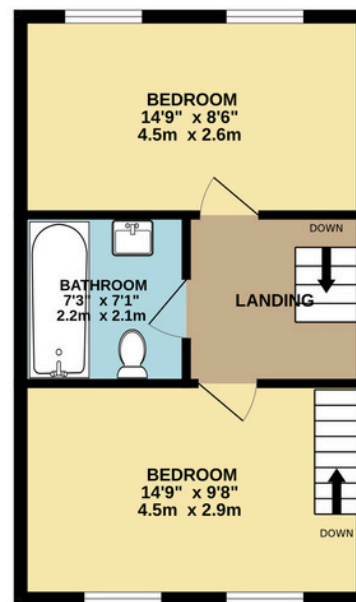
BASEMENT



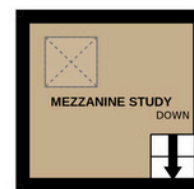
GROUND FLOOR



1ST FLOOR



2ND FLOOR



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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