



## 1 Brewery Yard Gunton Park, Hanworth, NR11 7HJ

Guide Price £450,000

- NO ONWARD CHAIN
- ORIGINAL CHARACTERFUL FEATURES
- PARKING AND SINGLE GARAGE
- CLOSE TO LOCAL MARKET TOWNS
- EXCLUSIVE PRIVATE PARKLAND LOCATION
- TWO DOUBLE BEDROOMS
- COURTYARD COTTAGE GARDEN



# 1 Brewery Yard Gunton Park, Hanworth NR11 7HJ

**\*NO ONWARD CHAIN\*** A charming Grade II Listed cottage nestled within the exclusive Gunton Park Estate. The property has been sympathetically restored and boasts characterful and spacious accommodation with many original features retained.



Council Tax Band: E



## DESCRIPTION

Set within the serene and historic surroundings of the private Gunton Park Estate, this delightful Grade II listed end-terraced cottage offers a rare opportunity to own a characterful home in a truly idyllic setting. Surrounded by private parkland, the property enjoys a peaceful, rural atmosphere while benefiting from off-road parking and a garage, with a low maintenance rear garden. Formerly serving as the Estate's Laundry, the cottage retains many original features, including the historic coppers, lovingly preserved by the current owners, offering a unique glimpse into the building's heritage.

The home comprises a bright and spacious lounge/diner; combining comfort and rustic charm, a kitchen, two well-proportioned bedrooms and a family bathroom.

The property would now benefit from some updating, offering buyers the exciting opportunity to enhance and personalise the interior. With sympathetic refurbishment, this unique home could be transformed into a truly special country retreat.

## LOUNGE/DINER

A dual aspect room with timber framed door to main entrance and windows to front and side aspect, carpet, stairs to first floor, radiator, original preserved coppers.

## KITCHEN

Timber framed door to garden, fitted with a range of wooden fronted base units with wooden work surface over, inset stainless steel sink and drainer, space for under counter fridge, space for electric oven, space and plumbing for washing machine.

## FIRST FLOOR

A spacious landing with a secondary glazed window to side aspect, carpet and doors to all rooms.

## BEDROOM ONE

A dual aspect room with window to front aspect and a semi circular window to the side with sky light over, carpet, two radiators. There is potential to redesign this room to make a third bedroom.

## BEDROOM TWO

Window to front aspect, carpet, radiator.

## BATHROOM

Window to front aspect, airing cupboard, fitted with a three piece suite comprising bath with mixer tap and shower head attachment, WC, pedestal wash hand basin, carpet, radiator.

## EXTERNAL

To the front the property features a shingle turning and parking area. There is a single garage with up and over door. Parking directly in front of the garage is not an allocated parking space but there is space for two, possibly three cars to the area between the garage and the Garden wall. There is side access leading to the mature rear garden which is a courtyard style and features a variety of shrubs and hedging.

## LOCATION

Gunton Park is a private, historic country estate nestled in the heart of North Norfolk, renowned for its natural beauty, seclusion, and heritage. Originally designed in the 18th century the estate spans hundreds of acres of unspoiled parkland, ancient woodland, and rolling countryside with a historic saw mill and Church.

Gunton Park is conveniently located just a short drive from the popular market towns of North Walsham and Aylsham, and within easy reach of the stunning North Norfolk Coast with its sandy beaches, nature reserves, and coastal walks. Norwich, with its vibrant cultural scene, shopping, and mainline rail links to London, is also accessible by car or train from nearby stations. The property is also within walking distance of the Gunton Arms pub.

## AGENTS NOTES

Oil fired central heating.

Mains electricity connected.

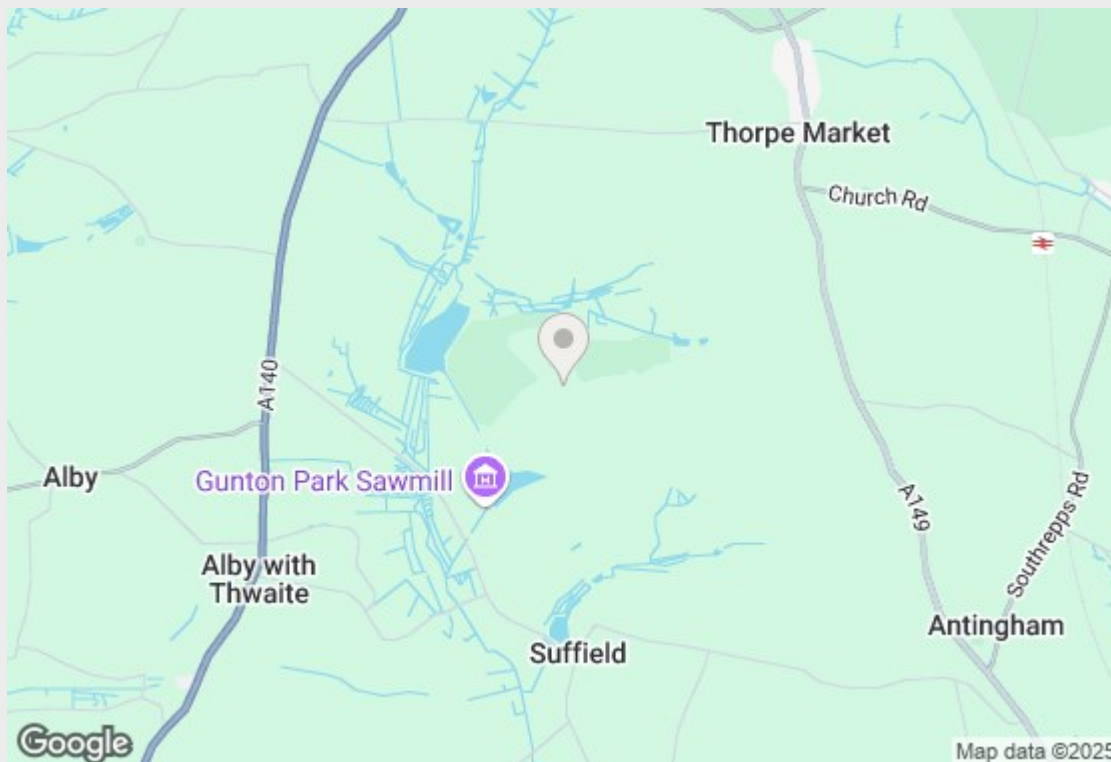
Drainage via shared septic tank with all Brewery Yard properties. A relevant proportion of the emptying fee is due twice annually.

Please note the property cannot be purchased for use as a holiday let.

Council tax band: E

This property is Grade 2 listed.

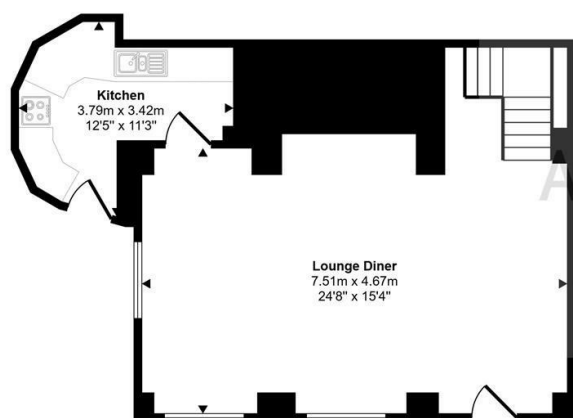




## Viewings

Viewings by arrangement only.  
Call 01263 738444 to make an appointment.

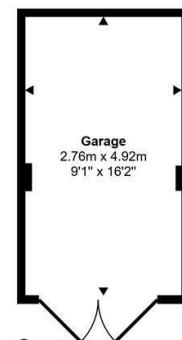
Approx Gross Internal Area  
123 sq m / 1319 sq ft



Ground Floor  
Approx 55 sq m / 589 sq ft



First Floor  
Approx 54 sq m / 584 sq ft



Garage  
Approx 14 sq m / 146 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate, for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon, and potential buyers are advised to recheck the measurements. Appliances will not have been tested in all cases and we cannot confirm they are in working order.

Arnolds Keys from time to time, recommends conveyancing services. Should you decide to use them we could receive a referral fee of up to £210. Arnolds Keys recommend Yellow Brick (YB) to sellers and buyer for mortgage advice. Should you decide to use YB we could receive a referral fee of £250.



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