



THE OLD MANOR

Mundesley Road, Trunch, NR28 0QB

GUIDE PRICE £500,000

BROWN & CO

A rare opportunity to acquire a Grade II* Listed residence of architectural and historic interest in the quiet North Norfolk Village of Trunch.

DESCRIPTION

A stunning opportunity to own a piece of British History in the quiet village of Trunch. The Old Manor Listed Grade II* as a house of notable historic and architectural importance is offered in excellent external order, but requires a full renovation programme internally to bring the property back, to its former glory. Once named Hall Farm the current owners decided to change the name of the estate and with it complete a list of impressive changes to the roof which was completely removed and a new thatch was fitted by National Master Thatchers 'Broadland Thatchers'. Included within the roof was the replacement of the majority of the roof timbers, and replaced roof timbers in the ground floor ceiling making the structure stable and now suitable for any internal renovation.

You approach The Old Manor via a large shingled driveway and wooden gates open with access onto the courtyard. There are gardens to both front and side aspects mainly laid to lawn and offer a private aspect being enclosed by various barns and original flint walls. Furthermore the property features and attached two bedroom cottage in need of renovation which could quite easily be converted to an annexe. There is a large stable/workshop and a shed built July 2019 in the garden with both outbuildings being incredibly useful for storage.

Internal accommodation requires a full restoration throughout, and we would advise any changes wishing to be made would be discussed with a conservation officer. Currently there is a large kitchen and spacious lounge all in good order and suitable for living.

LOCATION

Trunch is located in North East Norfolk, surrounded by countryside and within easy reach of some of Norfolk's finest beaches. The village has shop and post office, St Botolph's church, public house and a social club. There is a wider range of shops and amenities in North Walsham where there is also a rail service providing links to Norwich, Cromer, Sheringham and Wroxham. The North Norfolk coast is renowned for its sandy beaches, nature reserves and sailing facilities. There are golf courses in nearby Mundesley, Sheringham, Cromer and West Runton.



The Atrium, St George's Street, Norwich, Norfolk NR3 1AB
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DIRECTIONS

From North Walsham take the B1145 which is signposted to Mundesley. Follow this road for around 1.5 miles and turn left at the sign for Gimmingham and Trunch. Proceed through Swafield and on to Trunch. Upon reaching Trunch village continue on the main road, and at the Church turn right onto Front Street. Continue until you reach the Mundesley Road; travel around 200 yards along the Mundesley Road and take a right turn onto Gunthorpe Lane. The shingled driveway for The Old Manor will be located approximately 30 yards on your left off of Gunthorpe Lane.

AGENT'S NOTES:

- (1) The photographs shown in this brochure have been taken with a camera using a wide angle lens and therefore interested parties are advised to check the room measurements prior to arranging a viewing.
- (2) Intending buyers will be asked to produce original Identity Documentation and Proof of Address before solicitors are instructed.

Viewing strictly by prior appointment through the selling agents' Norwich Office. Tel: 01603 629871





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