



Great Skates Hall Road, Cromer

In Excess of £700,000

# Great Skates Hall Road

Cromer

Set within an idyllic woodland location on the fringes of the historic Felbrigg Estate, this exquisite three-bedroom bungalow is a rare opportunity to embrace countryside living while staying seamlessly connected to the thriving seaside town of Cromer.

Built in 1910, the home showcases a beautiful blend of character, charm and modern convenience, offering an enviable lifestyle on a sprawling 1.25-acre plot teeming with nature and wildlife.

Despite its tranquil setting, the property is superbly positioned for easy access to amenities, with Cromer High Street just 1.5 miles away and the train station within 0.4 miles, providing excellent transport links for commuting or city escapes.





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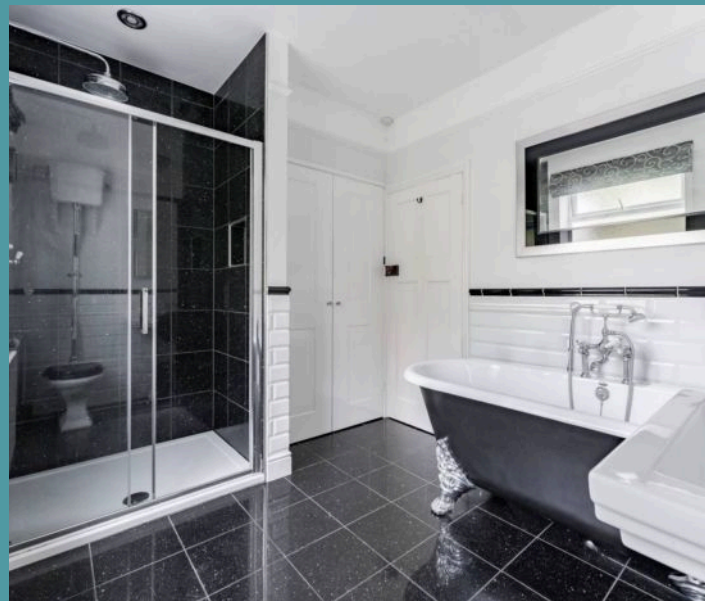
## Cromer

### The Location

Cromer is a vibrant coastal town offering a wide range of amenities and attractions. At the heart of the town is the late Victorian pier, home to the Pavilion Theatre, alongside an eclectic mix of independent retailers, chain stores, supermarkets and local art galleries. The town also boasts a cinema, pubs, restaurants and fast food outlets, ensuring something for everyone. Families will appreciate the schooling options available up to 16 years of age, with several esteemed colleges within easy reach.

For those interested in history and nature, the town is well-positioned for visits to nearby National Trust properties, including Felbrigg and Blickling Halls, as well as Sheringham Park. Further afield, you'll find the grand stately homes of Holkham, Houghton, and Sandringham within an easy drive. Additionally, just over half a mile from Cromer, the popular Amazona Zoo offers an exciting experience with over 200 animals, including exotic species from tropical South America.

Transport links are excellent for commuters, with both bus and rail services providing easy access to Norwich, just 23 miles away. Norwich Railway Station offers direct services to London in under two hours, while Norwich International Airport, now more accessible with the completion of the Northern Distributor Road, offers convenient travel options. Other nearby towns include North Walsham, just over 9 miles away, Aylsham at 10.7 miles, and Sheringham, approximately 4.5 miles from Cromer.





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## Hall Road, Cromer

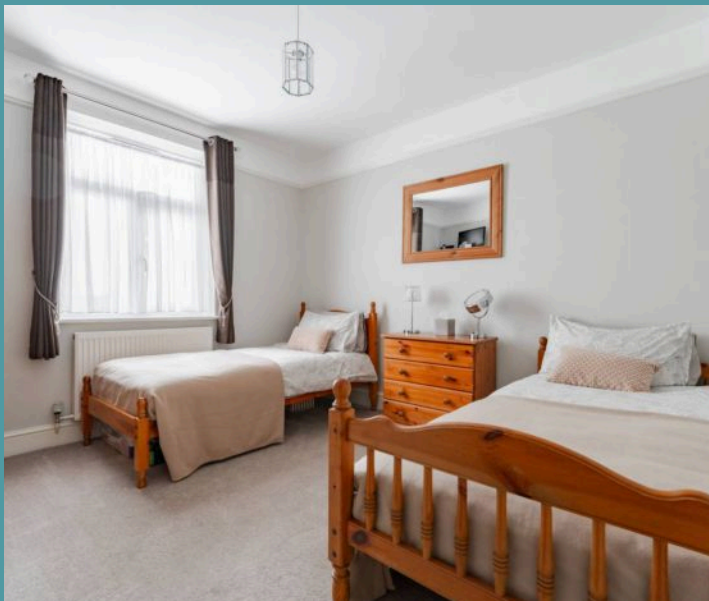
Approaching the property, a sweeping driveway leads you through electric gates, guiding you towards this impressive residence, where practicality and style greet you from the moment you step into the spacious entrance porch.

With tiled flooring perfect for kicking off muddy boots after a countryside walk, the porch leads into a wide and inviting hallway, setting the tone for the light-filled, spacious interiors throughout.

The open-plan kitchen and dining area is the heart of the home, designed with rustic tiling, a neutral colour palette and a striking wood burner. Large windows frame breathtaking garden views, allowing natural light to flood the space.

The newly renovated kitchen is fully equipped with modern cabinetry, integrated appliances, space for a Rangemaster cooker, and a large American-style fridge freezer.

A utility room and cloakroom provide additional storage and convenience, while rear access to the garden ensures a seamless connection between indoor and outdoor living.





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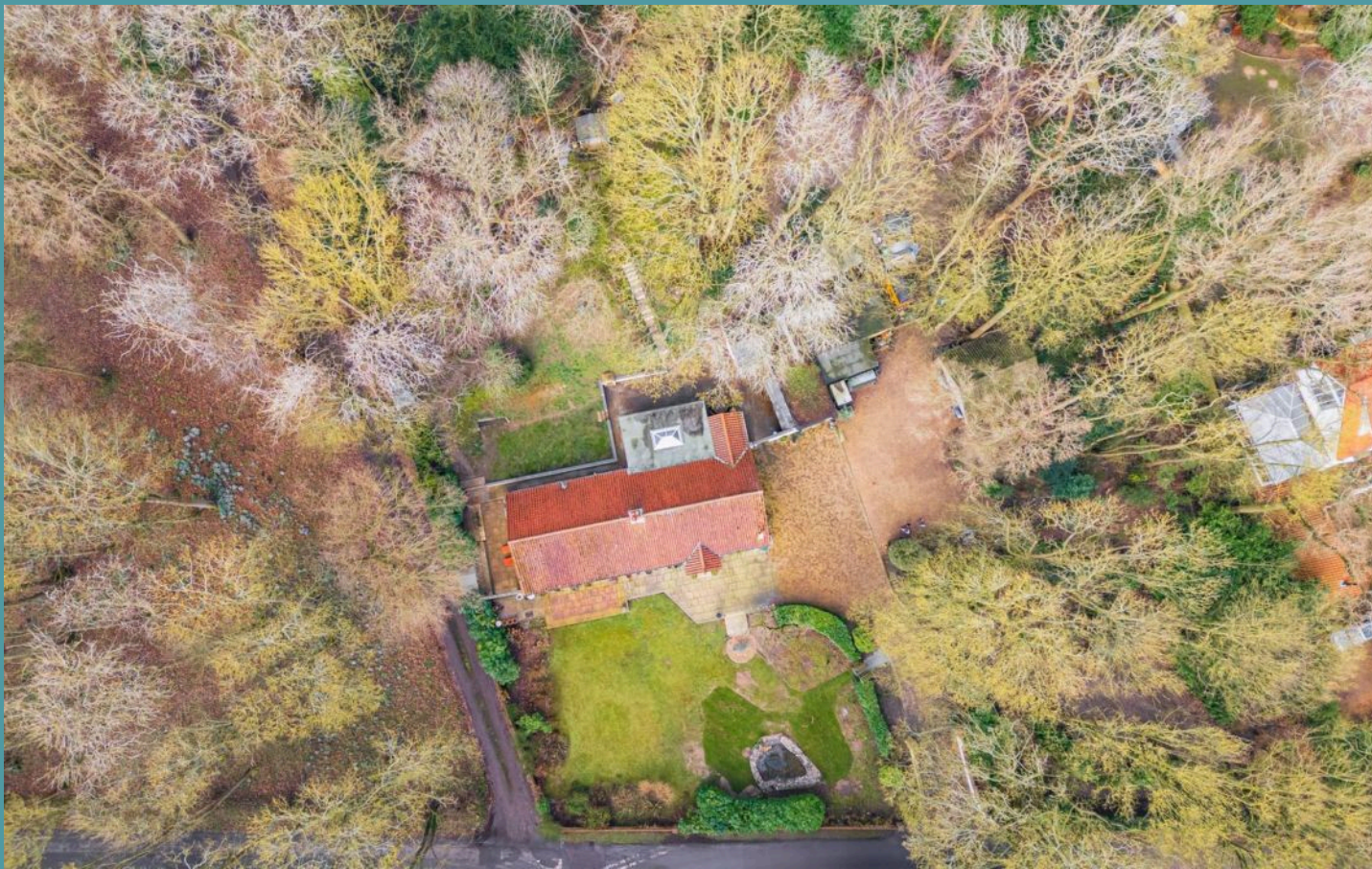
The bungalow boasts three generously sized double bedrooms, each offering serene views and an abundance of natural light. The master bedroom is particularly impressive, providing ample space for a super king bed alongside other furnishings, while also benefiting from a private door leading to the gardens.

The family bathroom has been beautifully redesigned, featuring a large walk-in rainfall shower, a freestanding clawfoot bathtub, Victorian-style pull-chain WC and classic black-and-white tiling. This luxurious space effortlessly blends elegance with period charm.

Beyond the kitchen, a spacious living room measuring over 26ft in length provides a grand yet cosy space to relax. A central wood burner creates a warm and inviting atmosphere, while dual-aspect windows offer spectacular views of the front gardens.

An exceptional addition to this home is the 22ft-long brick-built garden room, designed for all seasons. Featuring a large skylight and double doors opening onto the rear garden, this versatile space is perfect as a sunroom, reading lounge, or additional entertaining area.





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This exceptional 1.25-acre plot offers a harmonious blend of thoughtful landscaping and natural beauty, making it a truly remarkable outdoor space.

The property is accessed through secure electric gates, leading you along a sweeping block-paved driveway framed by a low-level brick wall for added privacy and security. The expansive front garden, featuring a generous lawn bordered with mature shrubs and trees, creates an inviting entrance, offering plenty of space for outdoor activities or peaceful relaxation.

At the front, a large paved patio area offers the perfect spot to enjoy the sunshine and admire the stunning surroundings. From here, steps lead down to the lawn, where you can easily set up a bistro table for dining or simply unwind while taking in the views.

To the right and rear of the property, you'll find an array of versatile outbuildings. The substantial carport offers parking for two vehicles and is equipped with power and electricity. Additionally, a large workshop, also with electricity, provides excellent space for a variety of uses, from a home office to a gym or simply extra storage. These outbuildings are ready to be adapted to suit your personal needs.





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Moving to the rear of the property, a spacious patio area runs alongside the house, perfect for hosting guests or enjoying a quiet moment surrounded by nature. The brick-built pizza oven adds a delightful touch, ideal for summer gatherings or cosy evenings with friends and family.

As you continue up the garden, steps lead to an elevated lawn area, offering greater privacy and a peaceful setting. Nestled among the trees, a charming summerhouse invites you to unwind and enjoy the serene setting. With its magical woodland surroundings, this garden provides a unique and tranquil environment, perfect for reconnecting with nature or simply escaping the hustle and bustle of everyday life.

### Agents Note

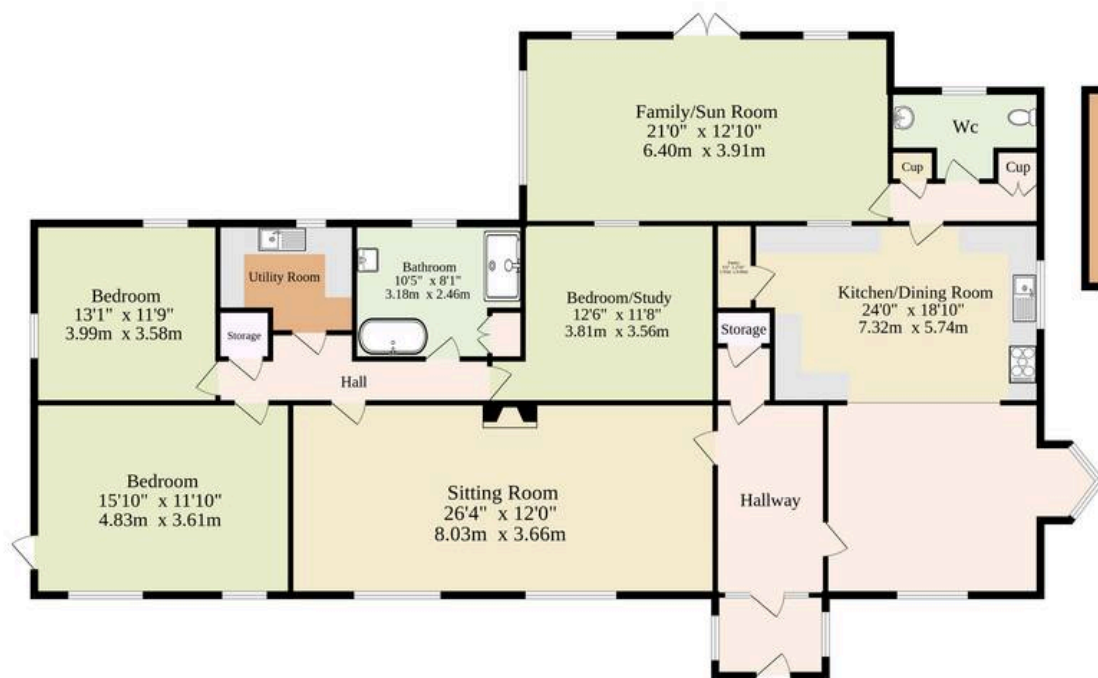
Sold Freehold

Connected to oil-fired heating, mains water, electricity and drainage.

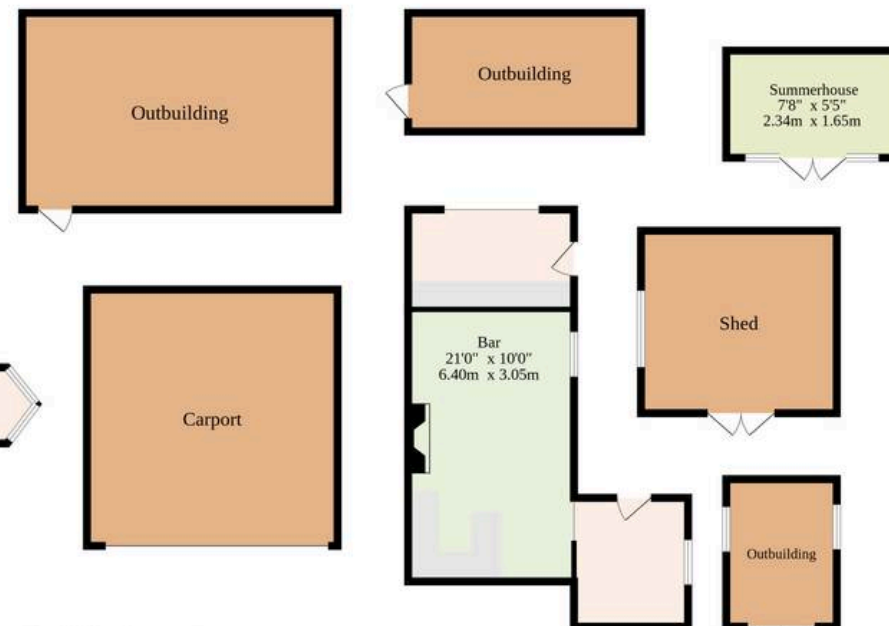
Please be aware you can't build near the property boundaries



**Ground Floor**  
1784 sq.ft. (165.7 sq.m.) approx.



**Outbuildings**  
1027 sq.ft. (95.4 sq.m.) approx.



**Including All Outbuildings, Excluding Carport**

**TOTAL FLOOR AREA : 2811 sq.ft. (261.2 sq.m.) approx.**

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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