



# Wiveton House

north Norfolk



This beautiful historic house, with its huge 18th-century barn and stables, walled gardens, paddocks and woodland is private and exceptional. It is a much-loved family home, available for the first time in 45 years. It is hidden in the 'golden triangle' between Blakeney and Cley in the north Norfolk Area of Outstanding Natural Beauty. The combination of its position, facilities and potential is unique.

Wiveton House dates back to the 16th century. In 1909 Smith & Brewer were commissioned to extend it in the Arts & Crafts style, with three large reception rooms and five additional bedrooms. The house stands in mature walled gardens with large south facing lawns. The solar heated pool is safely tucked in its own enclosed garden.

Beyond lie paddocks, the grass tennis court and some three acres of meadow and mixed woodland, which shelter the house and welcome wildlife.

The massive Barn offers wonderful opportunities for sympathetic development.

Wiveton House, at the north end of the Glaven Valley Conservation Area, has two entrances with a private drive to the double garage. The marshes and the coastal path are a few moments walk away. Cley and Blakeney offer coffee shops, delicatessens and art galleries. The village has a famous pub and a magnificent 14th-century church. Nearby Holt is the shoppers' destination, favoured by the royals and home to Gresham's School. North Norfolk has become the UK's prime destination for its unspoiled beauty and excellent facilities. Its many pleasures include sailing, cycling, walking and bird-watching.

London is easy to reach by road or rail from Norwich or Kings Lynn. Norwich Airport, 45 minutes away offers UK and International flights.





Rose Garden







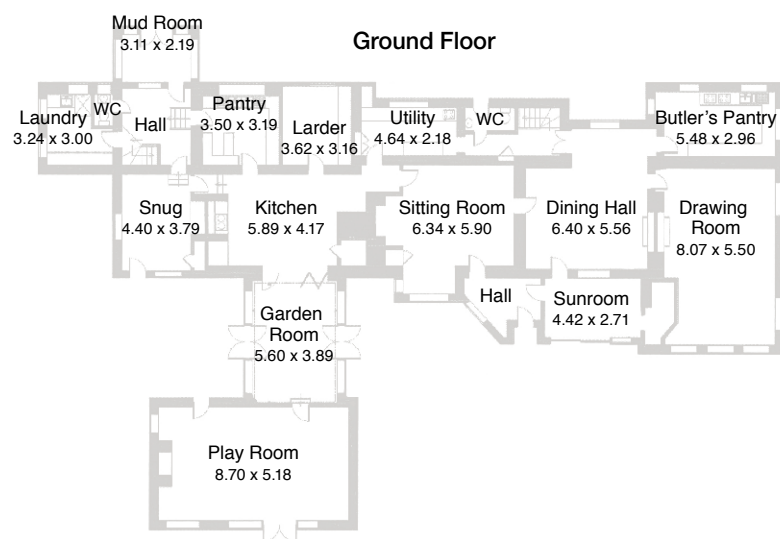
Play Room



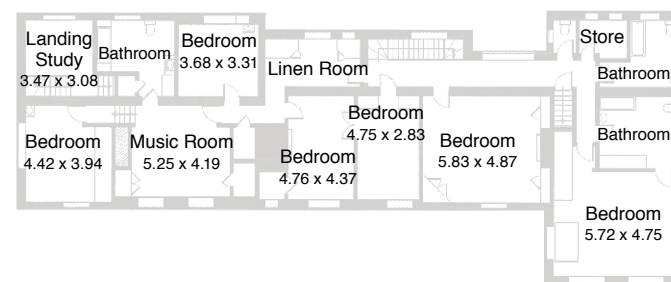
Kitchen



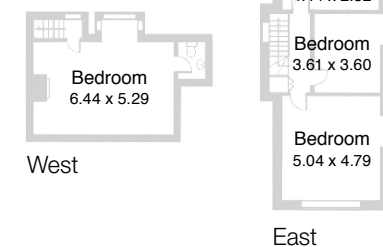
Sitting Room



**1st Floor**



**2nd Floor**



**Main House**

Gross internal area 699m<sup>2</sup> (7,519 ft<sup>2</sup>)  
+ 2 cellars

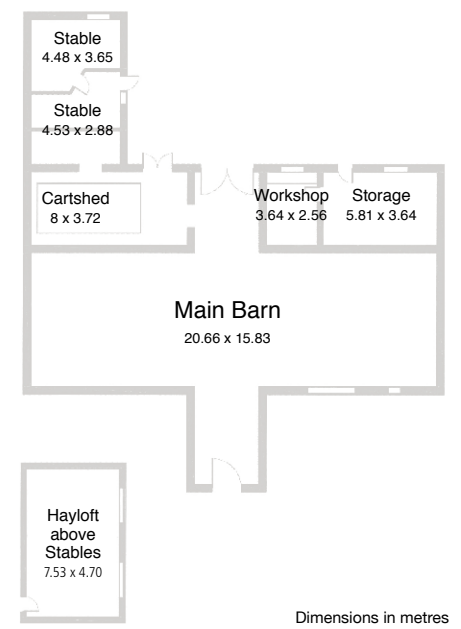
Dimensions in metres





**Gross internal areas**

Main Barn	214m <sup>2</sup>	(2,300 ft <sup>2</sup> )
Stables	25m <sup>2</sup>	(269 ft <sup>2</sup> )
Outbuildings	67m <sup>2</sup>	(728 ft <sup>2</sup> )







Drive

Wiveton is one of North Norfolk's most charming villages, protected by the Glaven Valley Conservation Area, within an Area of Outstanding Natural Beauty. Moments away is the Coast Path, which winds from Hunstanton to Hopton.

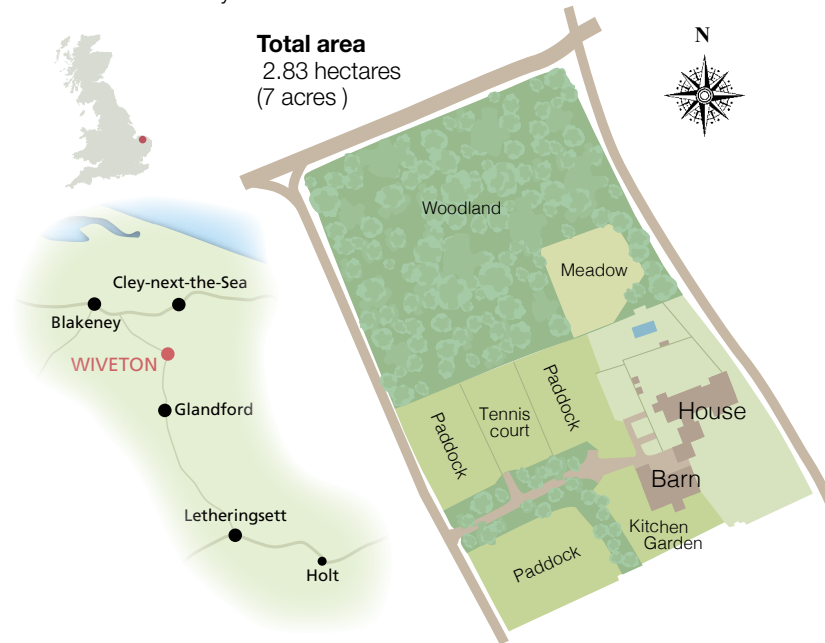
The North Norfolk coast is a dramatic landscape with wild marshland and long open beaches. Artists and star gazers are drawn by the wide open skies and lack of pollution. There are wonderful opportunities for walking, cycling, sailing and swimming.

The bird reserves at Cley and Titchwell are internationally famous. Blakeney Point is home to the UK's largest seal colony. Championship golf courses and the Broads National Park are within easy reach.

Excellent local coffee shops, renowned gastro-pubs and Michelin-starred chefs contribute to a busy social scene.

National Trust properties nearby include Blickling, Felbrigg, Sheringham and Morston Quay. Holkham, Houghton and the royal family home at Sandringham also have glorious gardens and parkland.

The new Arts Centre at Wells shows the latest films, live theatre and international relays.



All viewings by prior appointment.  
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