

# Green Manor House

**Region:** East Of England   **Sleeps:** 14

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## Overview

Green Manor House is a truly magnificent property, perfect for holidays with your favourite friends or an expansive family. Dating in part back to the 17th century, Green Manor House boasts stunning period features, a wonderful collection of antiques and artwork and a warm and welcoming ambience. It offers seven beautifully presented, spacious bedrooms and gorgeous living spaces that are flooded with Norfolk sunlight that streams through its many windows.

This superbly comfortable manor house is nestled on a two-and-a-half thousand-acre North Norfolk estate that has been owned and farmed by the same family for three generations. The estate offers a rural idyll that is sprinkled with tranquil woodland, regenerated marshland, hedgerow-lined pathways, meandering river banks and carefully preserved wildflower meadows where you can enjoy pretty hikes, cycling and spotting wildlife, including kingfishers, rare breed sheep and a wonderful array of birds. The estate boasts a brewery which creates award-winning craft beers in one of the estate's ancient farm buildings, surrounded by golden barley fields that offer some of the best Maris Otter barley in the world. They host a monthly Street Food Friday where you can meet local artisans and taste delicious treats. Sustainability and innovation are at the heart of the estate, and the estate's outstanding team is only happy to chat about their prolific wildlife and preservation techniques. The estate is tucked in a quiet pocket of the glorious North Norfolk countryside between the golden hills and salt-washed coastline that is only ten minutes away. You can head to the powdery beaches of Wells-next-the-Sea and Holkham, ramble across salty marshes, browse the charming boutiques in Burnham Market and Holt, taste delicious fresh fish and chips or a sample at fine dining menus at a long list of fantastic eateries, hit the calm roads on bikes and enjoy



Norfolk's huge skies.

Green Manor House offers the perfect blend of comfort and grandeur. It is the perfect abode for a spot of switch-off and the perfect place for mature celebrations. You will relish in its beauty, where there is charm and character in abundance, together with a carefully curated selection of stylish, comfortable furnishings. The manor house is enveloped by an immaculately landscaped garden sprinkled with roses, mature shrubs and towering trees where you can enjoy a tipple or two as you bask in the golden hour sun. It really is a private paradise for your next rural getaway.

Within its rose-covered elegant walls, there are wonderful light-flooded spaces that offer ample living, dining and sleeping spaces where you can bring the generations together in a timeless, quintessentially English retreat. An elegant entrance hall leads you to a serene drawing room brimming with fine antiques, opulent sofas, sumptuous fabrics and a roaring fireplace. The formal dining room is perfect for lavish celebration meals with its magnificent vintage mahogany table and chairs. The reading room is ideal for a quiet read of the Sunday newspapers and a cup of tea or a family board game or two. It enjoys a fabulous library of books and sweeping garden views. The homely kitchen overlooks expansive lawns and the fields beyond. It is a very sociable space where you can gather for full-on hearty breakfasts or to cook together the Aga before feasting around the large informal dining table. As well as the Aga, it comes with an electric oven, a grill and hob, microwave, dishwasher and Krups Nespresso coffee maker. A separate utility room is home to laundry appliances and an additional fridge and dishwasher. You can throw open the French doors to head out for your morning cup of coffee and to let the children run free in this gorgeous paradise.

A sweeping staircase takes you to seven fabulous bedrooms, all offering vintage and antique furnishings, traditional paintings and plenty of space to relax in your own private haven. The tastefully decorated master bedroom boasts a king-size bed adorned with lux linens, a dressing room and an ensuite bathroom that offers

breathhtaking views over your private landscaped gardens and the estate meadows. Four other bedrooms on the first floor all enjoy lavish furnishings and ensuite bathrooms. One comes with a kingsize bed, two with super kingsize beds and one with a king-size bed that can be set up as twins. On the second floor, there are two gorgeous twin rooms that share their own living room. It is another excellent place for children and teens to cosy up with a movie or family game.

The landscaped gardens of Green Manor House are stunning. With extensive lawns and colourful borders, they are a place for cream teas and champagne where you will enjoy total privacy. The lawns sit ripe and ready for kids to stampede and your friendly pooch to relax in the afternoon sun. You can dine alfresco using the barbecue and firepit, enjoy sundowners in the late sunshine and play lots of family games. You can head off into the estate to taste some delicious beer, look out for wildlife and to get lost in the bird song and country air.

## Facilities

Wi-Fi/Internet • Rural Location • Romantic • Cots (Cribs) • Table Tennis • Laptop Friendly Workspace • Games Room • Golf Nearby • Conference Venue • Manor • Country Estate • Wellness • Beach Nearby • Ideal for Babies & Toddlers • Ideal for Kids • Ideal for Teens • Pets on Request • Walk to Village • Washing Machine • Tumble Dryer • Dishwasher • Microwave • AGA • Coffee Machine • Electric Car Charger • Hairdryer • Ideal for Parties • Ideal for Xmas/NY • Stag/Hen Allowed • Smart TV • TV • Outdoor Games • Working Fireplace/Woodburner • Heating • High Chair(s) • Fenced Grounds • Parking Space • Walking/Hiking Paths • Cycling • Outdoor Pursuit & Activities • Tourist Towns & Villages • Historical Sites • Decorated for Christmas



# Interior & Grounds

## *Interior Grounds*

- Drawing room
- Fully-equipped kitchen with AGA, separate electric oven, grill and hob, microwave, fridge freezer, dishwasher, Krups Nespresso machine (please bring pods), large dining table seating 14
- Master bedroom with King-size bed, dressing room and large ensuite bathroom
- Bedroom with a king-size bed with ensuite bathroom
- Bedroom with a super king-size bed and ensuite bathroom
- Bedroom with a super king-size bed and ensuite bathroom
- Two twin bedrooms with shared family bathroom and lounge area
- Bedroom with a king-size bed (can be made into double or twin, please request) and separate bathroom
- Utility room with washing machine, tumble dryer, additional fridge and dishwasher

## *Outdoor Grounds*

- Al fresco dining area seating 12
- Enclosed, landscaped gardens with a firepit
- Shared games room with table tennis, air hockey and outdoor games
- Large private driveway with ample parking

## **Additional Facilities**

- Wi-Fi
- Smart TV
- Open fires with logs
- AGA
- Krups Nespresso machine (please bring pods)
- Hairdryer
- BBQ
- Travel cot and high chair available
- Tennis court available with prior arrangement. Please request at time of booking





## Location & Local Information

Green Manor House is located on a wonderful family-owned estate in North Barsham, ten minutes from the North Norfolk coast. The estate enjoys lush woodland, marshland full of wildlife and beautiful wildflower meadows. You will enjoy amazing walks and cycles on the estate and can enjoy its special treats, such as the brewery. The estate owners are proud to be the purveyors of a 'Norfolk Born and Brewed' product. The estate is cross-crossed with family-friendly cycle tracks and wonderfully scenic picnic spots.

When leaving the estate, you can visit the fantastic powdery beaches of Wells-next-the-Sea and Holkham, both backed by fragrant pine woods and nature trails. The rolling dunes and sorbet-hued beach huts at Wells are definitely Instagram-worthy. Holkham's beach is totally unspoilt, with a glorious semi-circle basin filling to form a spectacular shallow lagoon at high tide. The beach is famous for the closing scene in Gwyneth Paltrow's 'Shakespeare in Love'. Brancaster and Holme next-the-Sea also offer huge open expanses of sand and big, big skies. As well as offering a phenomenal beach, the charming seaside town of Wells-next-the-Sea enjoys novelty shops, amusement arcades, gift shops and lots of fish and chips, which can be eaten on the splendid quay wall while watching the boats at high tide. Wells' lovely leafy green 'The Buttlands' is home to several gastropubs. You can take the Wells to Walsingham Light Railway for an afternoon excursion.

The twenty-five thousand-acre Holkham Estate is rich in history, architecture and wildlife. Holkham Hall is the seat of the Earl of Leicester, an 18th-century mansion still lived in as well as open to visitors. There are six acres of walled garden, walking and cycling paths, lakes, deer, a tree-top high ropes course with its swings, bridges and ziplines, rowing boats, canoes and kayaks on the lake and a woodland play area. It makes for a great day out.

Another must is a trip to see the seals off Blakeney Point. The famous, picturesque village of Blakeney offers a



pretty harbour, fishmongers, butchers and galleries, gastropubs and its amazing landscape of marshes, sand hills and mud banks. Within this Area of Outstanding Natural Beauty, the Blakeney National Nature Reserve offers uninterrupted coastline views, and you are very likely to spot migratory birds and seals at Blakeney Point. You should try one of the fresh crab sandwiches from the mobile van in the car park at the harbour. They are delicious! Trips can be taken from Blakeney and Morston Quay to visit the seal colonies. The pups are born from November to early January, with over two thousand seal pups being born yearly. Just down the road is the enchanting, sleepy, flint-built, artisan village of Cley-next-the-Sea with its iconic windmill, galleries, pottery, deli and smoked fish shop. The area is excellent for birdwatching, so look out for ringed plovers, oystercatchers, Brent geese and common teal. Norfolk Wildlife Trust's Cley Marshes Visitors Centre offers a cafe as well as wonderful birdlife.

The characterful and pretty Georgian town of Burnham Market enjoys a wonderful array of independent shops, cafes and restaurants which circle the village green. Burnham Market hosts a wonderful craft market on the village green in August too! The Georgian market town of Holt is home to some excellent art galleries, antique and book shops, butchers, greengrocers, and delicious eateries. Also worth a visit is the fascinating village of Walsingham, famous for its religious shrines in honour of the Virgin Mary. It contains the ruins of two medieval monastic houses, including the abbey, which looks spectacular when the snowdrops are out.

### Local Amenities

Nearest Airport	Norwich Airport (42.5 km)
Nearest Train Station	Kings Lynn Train Station (39 km)
Nearest Village	Walsingham (3 km)
Nearest Town	Wells-next-the-Sea (10 km)

Nearest City	Norwich (48.5 km)
Nearest Bar/Pub	Barsham Brewery (1.5 km)
Nearest Restaurant	Ollie's Restaurant, Wells-next-the-Sea (10 km)
Nearest Beach	Wells-next-the-Sea Beach (12 km)
Nearest Shop	Walsingham Village Stores (3 km)
Nearest Supermarket	Tesco Superstore, Fakenham (6.5 km)
Nearest Golf	Fakenham Golf Club (8.5 km)
Nearest Tennis	Lynnsport, Kings Lynn (36.5 km)
Nearest National Park	Norfolk Coast National Landscape (12 km)

## What we love

- Green Manor House is a superb pick for a holiday to bring the generations together or to spend time with your favourite friends
- The manor house sits on an astonishing estate sprinkled with woodland, meadows, nature paths and marshland, plus it boasts its own craft brewery. The fabulous North Norfolk beaches and delightful towns and villages are just minutes away!
- The house is beautifully appointed and superbly comfortable for large groups of guests
- Surrounded by landscaped private gardens, Green Manor House invites relaxation and rejuvenation

## What you should know...

- Green Manor House is pet friendly, but please let us know if you are bringing your well-behaved pooch in advance
- You are very welcome to explore the estate on foot or bike. There are superb walking and cycling paths and wonderful areas for picnics
- A private horse livery service is available at an additional cost
- Please let us know if you would be interested in a craft beer tasting at the brewery
- If you don't quite have enough space at Green Manor House, we also feature Stiffkey Barn on the estate, which sleeps four guests



# Terms & Conditions

- **Security deposit:** £250 charged to the clients credit card at least 2 weeks prior to arrival, and refunded two weeks after departure, subject to a full inspection of the property.
- **Arrival time:** 4:00 pm
- **Departure time:** 10:00 am
- **Energy costs included?:** Yes, included in the rental price.
- **Linen & towels included?:** Yes, bed linen and bath towels are included in the rental price.
- **Pets welcome?:** A maximum of 2 well behaved dogs are welcome on request only, and at an additional cost of £30 per dog. Please enquire at time of booking.
- **Changeover day:** Friday
- **End of stay cleaning available?:** Yes. However, guests are required to leave the accommodation clean, tidy and in the same condition as on their arrival. Any extra cleaning, laundry, maintenance and/or rubbish disposal required will be charged against the security deposit.
- **Smoking Allowed?:** No smoking or vaping.
- **Minimum stay:** Please note that there is a 3-night minimum stay, this may be increased to 5 or 7 nights across peak dates
- **Heating costs included?:** Yes, included in the rental price.
- **Stag & Hen Do Allowed? :** Not allowed.