The Water Tower at Sandringham

Region: East Of England **Sleeps:** 2

Overview

Rising above the Norfolk countryside on the historic Sandringham Estate, The Water Tower offers one of the most unusual and memorable stays in Britain. Built in 1877 to provide fresh water to the Royal residence, this remarkable Victorian landmark has been thoughtfully restored into a romantic retreat for two, where Royal heritage, architectural significance and far-reaching views combine to create an unforgettable escape.

Designed by renowned engineer James Mansergh, the impressive neo-Byzantine tower remains one of the most distinctive buildings on the Estate. Its striking circular form, decorative brickwork and elevated position have made it a recognisable feature of the Norfolk landscape for almost 150 years. Originally crowned by a vast 32,000-gallon cast-iron tank supplying water to Sandringham House and the surrounding Estate, the Tower now offers guests the rare opportunity to stay within a genuine piece of Royal history.

Inside, the accommodation has been carefully designed to celebrate the building's unique character. Heritage-inspired tones and neutral interiors complement the Tower's original features, while reclaimed elements sourced from the wider Estate sit alongside thoughtfully chosen furnishings. Historic pictures and photographs depicting The Royal Family and Sandringham's rich past create a strong sense of place, ensuring the story of the Tower remains woven throughout the experience.

One of the joys of staying at The Water Tower is the sense of discovery that comes with moving through the building itself. As you climb from floor to floor, the views gradually unfold, from glimpses across the Estate from the bedroom windows to the spectacular panorama awaiting at the very top. Every level reveals a new perspective on the surrounding landscape that has attracted Royal visitors for generations, making the journey through the tower as memorable as the destination itself.

The highlight awaits on the rooftop terrace, where panoramic views stretch across the Sandringham Estate and beyond. Start the day watching the sun rise over the Norfolk countryside, or end it with a sunset drink as the landscape changes colour around you. From this extraordinary vantage point, guests can watch His Majesty The King's rare-breed cattle and sheep grazing below, admire the patchwork of Norfolk fields stretching towards the horizon and enjoy glimpses of The Wash shimmering in the distance.

With its elevated position, fascinating history and ever-changing views across the Estate, The Water Tower offers a rare opportunity to experience Sandringham from a perspective enjoyed by only a privileged few for almost 150 years.

Private, atmospheric and entirely unique, The Water Tower is an exceptional retreat for couples seeking something truly out of the ordinary.

History
The Water Tower was built in 1877 following concerns about the quality of the water supply serving Sandringham House. After both the future King Edward VII and his eldest son suffered from typhoid while staying on the Estate, the need for a clean and reliable water source became an urgent priority.

Engineer James Mansergh was commissioned to design a new waterworks system for Sandringham, creating the impressive neo-Byzantine tower that still stands today. Crowned by a 32,000-gallon cast-iron water tank, the structure was designed to generate sufficient pressure to serve both the Royal residence and the wider Estate.

Recognising the remarkable views offered by the tower's elevated position, Mansergh incorporated a viewing room for use by members of the Royal Family and their guests during shooting parties and picnics. From its upper levels, visitors could admire sweeping views across Norfolk, with The Wash visible in the distance on clear days.

The Tower remained fully operational for almost a century before being retired from service and carefully restored as accommodation. Today, guests can enjoy many of the same views once admired by Royal visitors while staying within one of the most architecturally significant buildings on the Sandringham Estate.

As seen in... (https://www.tatler.com/article/my-night-as-king-charles-iiis-neighbour-at-sandringham)









Facilities

Recommended • Not for little ones • Historical Sites • Exclusive • Romantic • Walking/Hiking Paths • Special Offer • Has Discount • Quirky (Unique) • Wow Factor • Pets on Request • Beach Nearby • Instagrammable • Heritage Collection • Parking Space • Country Estate • Wi-Fi/Internet • Rural Location • Outstanding Landscapes • Coffee Machine • Hairdryer • Outdoor Pursuit & Activities • Tourist Towns & Villages

Interior & Grounds

Ground Floor
- Entrance
- Kitchen and dining room
- Bathroom with bath overhead shower and WC

First Floor
- Bedroom with king-size bed and outstanding views across the Estate and Norfolk countryside

Second Floor
- Cosy living room with a working fireplace and treetop views over the Estate
- Access to rooftop terrace via a narrow spiral staircase

Rooftop Terrace (Cast Iron Water Tank)
- Spectacular 360-degree views across the Estate and Norfolk countryside
- Elevated outdoor seating area with a bistro table and chairs.

Exterior Grounds
- Private enclosed garden - Not fully dog secure
- Private parking

Additional Facilities
- Wi-Fi
- Coffee machine
- Working fireplace
- Central heating
- Electric car charger









Location & Local Information

The Water Tower enjoys a wonderfully private position within the Sandringham Estate, surrounded by open countryside, woodland and rolling farmland. Elevated above the landscape, the tower commands exceptional views across the Estate, creating a peaceful setting that feels wonderfully removed from everyday life.

The Sandringham Estate has been the private country retreat of the British Royal Family since 1862 and remains one of Norfolk's most celebrated destinations. Guests can explore the Estate's visitor attractions, gardens and parkland, while permitted walking routes can be accessed directly from the property, offering opportunities to discover the surrounding landscape on foot. Sandringham Visitor Centre and parkland (shop, restaurant and takeaway) open all year round. Sandringham House and Gardens open Easter to October. Up -to-date visitor information can be found on the Sandringham website.

Beyond the Estate, Norfolk's spectacular coastline lies within easy reach. Spend days exploring wide sandy beaches, nature reserves and charming coastal villages, or visit local attractions including Norfolk Lavender and the Lynn Museum. The sweeping landscapes of The Wash, traditional market towns and abundance of wildlife make this corner of England particularly rewarding to explore.

Keen wildlife enthusiasts may wish to bring binoculars, as the tower's elevated position provides excellent opportunities for birdwatching and observing the Estate's wildlife from above.

Whether you're drawn by Royal heritage, remarkable architecture or the beauty of Norfolk's countryside and coast, The Water Tower provides an unforgettable base from which to experience it all.

Local Amenities

Nearest Airport	**Norwich (63 km)**
Nearest Bar/Pub	**The Rose & Crown, Snettisham (7.8 km)**
Nearest Bar/Pub	**The Dabbling Duck, Great Massingham (13.7 km)**
Nearest Bar/Pub	**The Coach & Horses, Dersingham (2.9 km)**
Nearest Beach	**Wells Next The Sea Beach (34.9 km)**
Nearest Beach	**Brancaster Beach (best for dogs) (21 km)**
Nearest Beach	**Holkham Beach (31 km)**
Nearest Beach	**Snettisham Beach (11 km)**
Nearest Restaurant	**Sandringham Restaurant (2.2 km (daytime only))**
Nearest Town	**Kings Lynn (13.4 km)**
Nearest Train Station	**Kings Lynn (13.4 km)**
Nearest Supermarket	**Dersingham (Co-op Food) (3.6 km)**









What we love

- Watching the Estate come to life from the rooftop terrace, perched high above the treetops on top of the original water tank, with far-reaching views that once captivated Royal guests and still feel just as extraordinary today.
- The journey through the tower itself. Narrow winding staircases lead from one level to the next, revealing new perspectives of the Estate with every climb. It's easy to imagine the excitement of the Royal visitors who once gathered here to admire the very same views stretching across Norfolk.
- The feeling of stepping into a forgotten piece of Sandringham history. From reclaimed Estate features and historic photographs to the Tower's remarkable architecture, The Water Tower offers a stay that feels both deeply connected to the Estate's past and entirely unlike anywhere else.

What you should know...

- The Water Tower is not suitable for guests with mobility issues. The accommodation is arranged vertically across multiple levels connected by exceptionally narrow staircases. Access to the rooftop terrace is via a particularly tight spiral staircase and guests should be comfortable navigating steep and confined spaces.
- The bathroom is located on the ground floor, while the bedroom is situated on the first floor.
- Due to the building's historic structure and circular layout, guests should expect a characterful and unconventional living experience.
- There is no dishwasher or washing machine.
- A telecommunications mast is located at the top of the tower and is visible from the rooftop terrace. Pre arranged access to this may be needed
- The property sleeps two guests and is designed exclusively as a couples' retreat.
- The Water Tower can accept 1 dog
- Please also note that we are currently unable to offer fridge fills, grocery deliveries, mid-stay housekeeping (although fresh towels can be provided on request), or a driver/taxi booking service.
- Set within historic woodland, the estate's buildings can see seasonal flies and ladybirds, typically in October and November depending on the weather.

Terms & Conditions

- **Security deposit:** £500 charged to client's credit card by Oliver's Travels as a pre-authorisation at least 2 weeks prior to arrival and refunded two weeks after departure, subject to full inspection.

- **Arrival time:** 4.00 p.m.

- **Departure time:** 10.00 a.m.

- **Energy costs included?:** Yes

- **Linen & towels included?:** Yes

- **Pets welcome?:** 1 dog allowed

- **Other Ts and Cs:** Early check-in? Available on request for £500

- **Changeover day:** Until March 2026, any day during off-peak seasons, and during peak seasons Fridays only. After March 2026, Mondays and Fridays during off-peak seasons, and during peak seasons Fridays only.

- **Smoking Allowed?:** No smoking allowed at the property

- **Heating costs included?:** Yes

- **Internet access?:** Yes, Wi-Fi is included in the rental price.

Dog-Friendly Adventures at Sandringham

Just beyond your door, 20,000 acres of Royal Parkland offer endless space for walkies. Dogs are welcome to explore the Parkland, relax in the Courtyard, pop into the Terrace Café, and even join you in select areas of the Restaurant.

Prefer a more private play space? The Estate also offers an exclusive dog exercise area via Beau's Pawsitive Dog Training - ideal for a peaceful runaround.

Where Dogs Are Welcome:
- Royal Parkland
- Courtyard, Sandringham Shop & Takeaway
- Terrace Café & designated spots in the Restaurant

Where They're Not:
- Inside the House or Gardens (assistance dogs always welcome)

A Few Friendly Guidelines:
- Keep dogs on short leads in busy areas and near children.
- Always clean up after your pet -bins are available, or use the 'stick and flick' method in woodland areas.
- Never leave dogs unattended or in vehicles.
- Stick to footpaths and keep dogs under close control near grazing livestock.
- Be aware of Canine Seasonal Illness (CSI), especially during autumn.

For full details and seasonal updates, visit the Sandringham Estate website.