



THE STORY OF

# Orchid Lee

*West Runton, Norfolk*

SOWERBYS



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# Orchid Lee

Sandy Lane, West Runton  
Norfolk, NR27 9NB

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Magnificent Period Residence

Extensively Renovated and Enhanced

Opulent Formal Receptions

Exceptional Kitchen Dining Room

Elegant and Stylish Interior Design

Six Bedroom Suites

Discreet and Private Setting

Glorious Landscaped Grounds of  
Around 1.25 Acres (STMS)

Elevated Treetop and Coastal Views

Close to Beach and Country Walks

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Orchid Lee, a stunning period home in the picturesque village of West Runton on the North Norfolk coast, blends heritage charm with modern sophistication. Just moments from the beach and close to Sheringham and Cromer, it offers both peaceful seclusion and easy access to coastal towns.

Meticulously restored, the home retains its Arts and Crafts character, featuring ornate panelled rooms, original fireplaces, and handcrafted details, including a grand staircase. The thoughtful renovation combines period elegance with modern comfort, with new wiring, oil-fired heating, and superior insulation ensuring year-round ease.

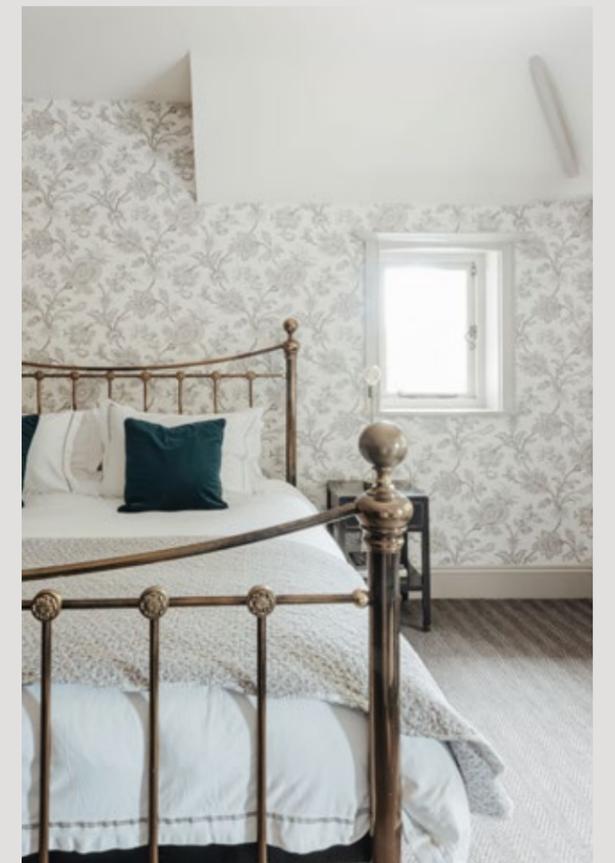
The bespoke 'Naked Kitchens' kitchen, complete with an 'Everhot' cooker, granite countertops, and a central island, serves as the heart of the home. The split-level ground floor boasts a sunken hall, spacious kitchen/diner with bi-fold doors to a terrace, and a triple-aspect drawing room offering countryside views and a second wood-burner. Additional living spaces include a family room, study, guest cloakroom, utility, and plenty of storage, making Orchid Lee a perfect blend of style, comfort, and practicality.

The first floor boasts three sumptuous bedroom suites, each with its own en-suite bathroom. The principal suite also boasts a dressing room, and breathtaking panoramic views over the surrounding countryside.

On the second floor, you'll find a charming guest bedroom with a dressing area and en-suite, accompanied by two further bedrooms and a stylish bathroom. Many of the reception rooms and bedrooms showcase sweeping views over National Trust treetops, while the upper floors reveal far-reaching coastal vistas.



If we had to describe our home in three words, they would be: stunning, unique, homely.





The house has been so well designed for everyday family living, but big enough for celebrating special occasions.





Approached via a sweeping private driveway flanked by mature rhododendrons and stately trees, the entrance to Orchid Lee is nothing short of grand. Private double gates lead to an extensive shingle-laid driveway with ample parking and a double garage.

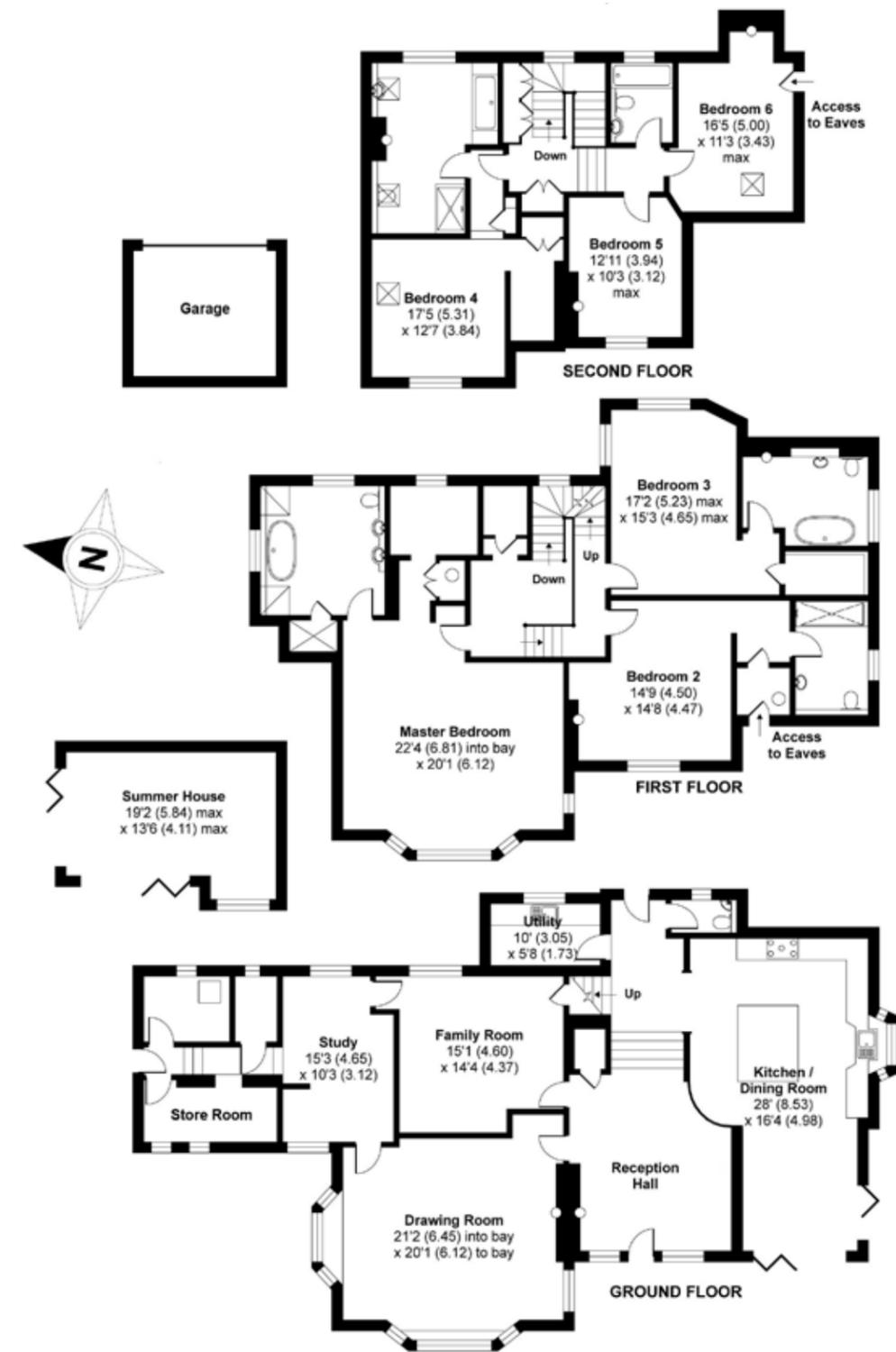
The landscaped gardens have been thoughtfully designed to celebrate the home's elevated position, providing a private sanctuary for outdoor living. Highlights include a multi-level sandstone terrace, ideal for entertaining, with direct access from the kitchen and reception hall. Beautifully arranged flower beds and shaped lawns create a serene setting. A lower garden area, enclosed by mature shrubs, trees, and panelled fencing, offering complete privacy.

Situated on the terrace is a multi-purpose room, perfect for a home office or gym, complete with power and lighting—allowing you to work or stay active without ever leaving the comfort of your home.

Orchid Lee is more than a home—it is an extraordinary lifestyle. Whether you're entertaining on the terrace, unwinding by the fire, or simply taking in the spectacular views, this residence offers an exceptional standard of living in one of North Norfolk's most sought-after locations.

We landscaped the gardens to create seating areas for different seasons, along with a greenhouse and vegetable beds to grow our own produce.





Whilst every attempt has been made to ensure the accuracy of the floor plan 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 or tenant. 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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# West Runton

SCENIC VILLAGE WITH FOSSIL-RICH CLIFFS AND BEAUTIFUL BEACHES

Between the Victorian seaside resorts of Cromer and Sheringham, West Runton has good road connections and a small railway station with regular services to Norwich. West Runton also has a pub - The Village Inn, restaurants, a post office, an independent school and village store. It also has a golf links course and there are nearby National Trust woodland walks. The village is famous for the West Runton Woolly Mammoth, a huge 6-700,000 year old fossilised elephant, discovered in the 1990s. West Runton is also home to the Hilltop Shirehorse Centre.

With an elegant pier, Pavilion Theatre and grand Victorian villas, many with panoramic views over the pebble and sand beach, it's easy to see why Cromer has perennial appeal to staycationers and permanent residents alike. Banksy recently visited the town on a headline-making 'spraycation' which focused the media's attention on the east side of the Norfolk coast. Spend a morning exploring the pretty boutiques and follow the lanes towards the seafront to pick up a Cromer crab – widely regarded as one of the best found in English waters, the eight-legged crustacean still provides a major source of income for the town's fishermen and simply served with bread makes an unbeatable lunch or supper!

Or push the boat out with fish and chips from No 1 Cromer, Galton Blackiston's award winning Cromer eatery perched on the clifftop. Treat yourself to a relaxing lunch at the Upstairs Restaurant where stunning sea views meet tasty seafood, or join the queue downstairs and enjoy your takeaway sitting on the wall as the seagulls soar above you for a fully immersive 'beside the seaside' experience. Follow the slope down from the clifftop to the beach and walk the shoreline or practise your hand at an afternoon skimming stones out to the horizon line.



## Note from the Vendor



“Whether it is for hosting or daily life, we have thoroughly enjoyed the lifestyle brought to us here.”



### SERVICES CONNECTED

Mains water, electricity and drainage. Oil-fired central heating.

### COUNCIL TAX

Band G.

### ENERGY EFFICIENCY RATING

E. Ref:- 0727-2828-7669-9606-6755

To retrieve the Energy Performance Certificate for this property please visit <https://find-energy-certificate.digital.communities.gov.uk/find-a-certificate/search-by-reference-number> and enter in the reference number above. Alternatively, the full certificate can be obtained through Sowerbys.

### TENURE

Freehold.

### LOCATION

What3words: ///bathtubs.testers.tadpole

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# SOWERBYS

We are proudly supporting these Norfolk charities by organising and participating in events throughout 2025, along with making a donation for every home we sell.



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