HOUSE PARTY SOLUTIONS

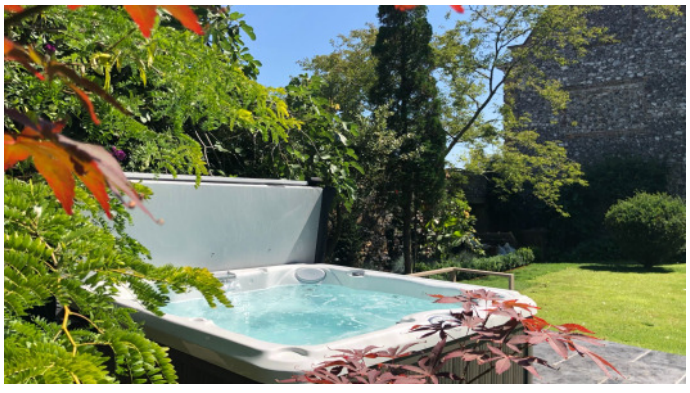


Elizabethan House

Norfolk

SLEEPS 22





- Stunning period house in the centre of the Georgian market town of Swaffham, Norfolk
- Sleeping up to 22 guests across 10 bedrooms
- Only 40 minutes to the north Norfolk coast
- Super fast fibre WiFi throughout all areas of the house
- Sonos sound system throughout
- Hip contemporary funky design and furnishings, blended with charming Elizabethan and Georgian period features
- Lovely gardens with hot tub and 36 seater dining area with BBQ

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OVERVIEW

The impressive Georgian frontage of this Elizabethan manor house is an historic architectural landmark in the central square of the bustling Norfolk market town of Swaffham, 40 minute drive from the north Norfolk coast.

Originally built around 1580 in the Elizabethan brick and flint Norfolk style, the house was given an elegant Georgian frontage in the mid 1700's.

Recently renovated throughout, and redecorated to a very high interior design standard, the period Georgian and Elizabethan Grade II listed features have been blended with contemporary design flare and ambience.

The ITV series 'Kingdom' starring Stephen Fry was filmed on location in the house in the fictional town of Market Shipborough.

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YOUR STAY

Number accommodated

- Sleeping 22 guests

Bedroom & bathroom configuration

10 bedrooms

- 4 bedrooms offering Super King size beds
- 4 bedrooms offering King size beds
- 1 bedroom with 2 King size beds
- 1 garden level bedroom with King size sofa bed

4 bathrooms

- 4x family wetrooms with walk in showers. 2 offering roll top copper and nickel plated baths
- 1 ground floor toilet
- No en-suites

Dining capacity

- Kitchen - central island with 3 stools
- Dining room - baronial style table seats 18 and can be extended to sea 22
- Alfresco - large outdoor dining area with space for 36

Catering

- Hired on a self catered basis however, caterring can be provided through recommended local caterers

Facilities

- Crisp white bed linen on memory foam mattresses with white bath and hand towels
- Lawns for croquet
- Garden swing under magnificent weeping lime tree
- Sonos speakers in all public rooms to play your favourite music
- Large Bertazzoni range cooker with 6 burner gas hob, griddle and double ovens
- 2 wine chiller cabinets, 2 large Fisher & Paykel fridge/freezers, Nespresso machine and other quality appliances
- 2x TV's with Netflix
- Super fast fibre WiFi boosted throughout all areas of the house
- Hot tub
- Bar in the converted Coach House

Check in / out times

- Check in from 4pm
- Check out by 11am
- Flexibility if no back to back bookings

Disabled facilities

- 2 steps into main entrance
- 1 step to ground floor bedroom
- Downstairs cloakroom

Stag & Hen groups

- Please enquire

Pets

- Pet friendly, please discuss and agree prior to booking

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ACTIVITIES

Onsite or nearby activities

- Lawns perfect for croquet
- Hot tub
- Country and woodland walks
- North Norfolk Coast
- Local golf club
- Nearby fishing lakes

Local attractions

- Westacre Theatre
- Gooderstone Water Gardens
- The Iceni Village
- Wildlife and nature reserves
- Visit Go Ape
- Grimes Graves
- Oxburgh Hall National Trust
- Houghton Hall
- Castle Acre Castle & Priory









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LOCATION

Located in the centre of the Georgian market town of Swaffham, Norfolk. The experience of a quiet country manor and secluded walled gardens, with the convenience of gastro pubs, cafes, restaurants and supermarkets just a few steps away across the square.



Distance from

- London - 2 hours / 105 miles
- Birmingham - 2 hours 40 minutes / 132 miles
- Birstol - 3 hours 55 minutes / 225 miles
- Manchester - 3 hours 40 minutes / 155 miles



Nearest airport

- Norwich International Airport - 50 minutes / 30 miles
- London Stansted Airport - 1 hour 20 minutes / 70 miles

Nearest train station

- Downham market - 20 minutes / 16 miles
- Only 1 hour 30 minutes from Kings Cross
- Taxi service available



Distance to village / town

- Located in the centre of Swaffham



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FLOOR PLAN









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PRICES

The prices below include a £250 cleaning and laundry fee.



Weekend - Minimum 2 night stay

- 2 nights - From £3,550
- 3 nights - From £5,200

Midweek - Minimum 2 night stay

- £1,650 per night
- A £250 cleaning will be added to the overall booking

Weekly

- 7 nights - From £11,800
- The price above includes the usual £250 cleaning and laundry fee



Christmas & New Year

- Christmas - please enquire
- New Year - please enquire

Booking terms

- 50% deposit required to secure your booking
- Remaining balance required 4 weeks prior to arrival
- Damages deposit - £1,250

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