



Thursford Castle Great Snoring



Thursford Castle

Great Snoring, NR21 0PE

An extraordinary and unique opportunity to build a contemporary residence in a 5 acre woodland setting in the North Norfolk countryside, once the site of a 19th Century Workhouse and Chapel.

Thursford Village ¾ mile, Little Walsingham 2 miles, Holt 7 miles, Wells 6 miles, Fakenham 4 miles

Location

Thursford Castle is situated about ¾ mile from the small North Norfolk village of Thursford, 2 miles South of Little Walsingham and 6 miles from Wells-next-the-Sea. The property is situated within open countryside surrounded by trees and close to the North Norfolk Coast.

The Georgian market town of Holt (7 miles) has excellent shopping, schooling, restaurants and galleries and is renowned for Gresham's School which takes boys and girls through from pre-prep to 18 years old.

The North Norfolk coast 4 miles is designated an Area of Outstanding Natural Beauty with sailing at Blakeney, Morston and Burnham Overy Staithe and golf at Sheringham and the Royal West Norfolk Golf Club, Brancaster. The area is well known for its large sandy beaches, Holkham and Blakeney Point, bird watching and other leisure pursuits.

Both King's Lynn and Norwich offer direct rail links to London (about 100 minutes) and Norwich Airport offers a choice of domestic and international flights.



Historical Note

The Walsingham Union Workhouse was erected in 1836. Designed by William Thorold who was also the architect for the Thetford, Depwade and Giltcross workhouses.

The outer buildings of the workhouse gave the buildings an octagonal shape rather than the more usual square perimeter. The chapel was situated to the East of the main buildings. The site location and layout are shown on the 1906 plan below.

The main workhouse building was reclaimed for building materials several decades ago. What remains is the chapel ruin and the perimeter wall which includes four corner rifle towers with inset Thursford Castle stone plaques.

The property

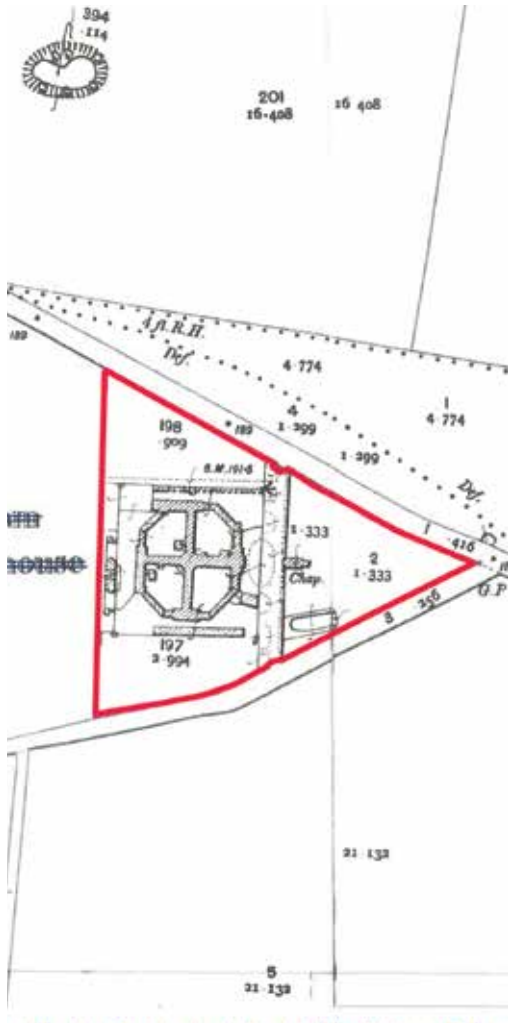
The owners have worked closely with LSI Architects of London and Norwich and senior planning officers at North Norfolk District

Council to achieve a unique and extremely rare opportunity to erect a 340 sqm 5 bedroom contemporary home within the unspoilt North Norfolk countryside.

An integral element of the design is the retention of the existing Chapel in its current state to form an entrance courtyard to the residence beyond via a glazed screen. The single storey accommodation is arranged around an internal private courtyard.

Detailed plans can be found at www.northnorfolk.org, planning reference PF/14/0445.

An artists impression which creates a garden that retains the historical octagonal shape of the original buildings has been produced for the front cover. The walled area is not subject to planning conditions and the garden design and layout can be adapted to individual requirements.





General

Services: Mains electricity is available and easements are in place.

Private drainage and water to be arranged by the purchaser.

EPC rating: N/A

Local Authority: North Norfolk District Council

Directions

From Holt or Fakenham travel into the village of Thursford leaving the Thursford Collection on the right hand side travelling towards Little Walsingham. The property will be found after $\frac{3}{4}$ mile at the junction where the road splits to the left of Great Snoring and to the right to Little Walsingham.

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