



HOUSE PARTY SOLUTIONS



# Norfolk Manor

Norfolk

SLEEPS 18-20



- ◆ Sleeping 16 in the Manor and 4 in the South Wing
- ◆ Views of the North Norfolk Coast
- ◆ 30 acres of private grounds and parkland
- ◆ Grade II\* listed
- ◆ Games room
- ◆ Large exclusive estate with a capacity to accommodate 35 guests
- ◆ Located less than 2.5 hours from London





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### OVERVIEW

Dating from 1745 and set in 30 acres of its own gardens and parklands, the impressive Norfolk Manor is just one of a handful of properties within England with a Grade II\* Listing.

Each of the 9 bedrooms offer individual charm and character, sleeping 18 - 20 guests within the Manor, or up to 34 including additional cottages on the Estate.

A traditional farmhouse kitchen is complemented by a formal dining room for special occasions, with the grand Drawing Room and Long Room looking out over the terrace to the North Norfolk coast in the distance.

Kings Lynn Station, with direct access to London by rail, is 20 minutes by car, and the pretty local village of Snettisham is just minutes away with its a choice of pubs and restaurants.



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### YOUR STAY

#### **<span>Number accommodated</span>**

- ◆ 16 - in the Manor
- ◆ 4 - in the South Wing

#### **<span>Number of bedrooms</span>**

Manor

- ◆ 8
- ◆ 6 Double bedrooms - 3 en-suite
- ◆ 1 Twin bedroom
- ◆ 1 Bunk bed room

South Wing

- ◆ 1 Double en-suite with the option of 2 single beds

#### **<span>Number of bathrooms</span>**

- ◆ 6
- ◆ 2 free standing baths
- ◆ 3 downstairs WCs

#### **Bedroom & bathroom configuration**

Manor

- ◆ Master bedroom - four poster bed and large en-suite bathroom
- ◆ Green room - Sleigh double bed and en-suite bathroom
- ◆ Jack's room - antique four poster bed and en-suite bathroom
- ◆ Bara's room - Sleigh double bed with free standing Victorian feature bath and basin
- ◆ Butler's room - double bed
- ◆ Sweet Pea - double bed, adjoining with bedroom 7
- ◆ North Wing - twin beds and en-suite, shared with bedroom 6
- ◆ Bunk Bed room - Bunk beds.
- ◆ Stripy Bathroom - Family bathroom with bath

South Wing

- ◆ Bedroom 1 - Four Poster Bed, two singles and en-suite bathroom with toilet downstairs.

#### **Kitchen & Breakfast Room**

- ◆ Seats 10
- ◆ Gas Aga
- ◆ Fridge/Freezer
- ◆ Washing Machine
- ◆ 2 Dishwasher
- ◆ Microwave
- ◆ Tumble Dryer
- ◆ High chair
- ◆ Utility room off kitchen

#### **Dining capacity**

- ◆ Dining room - seats up 24

#### **Catering**

- ◆ Hired on a self catering basis
- ◆ Caterers can be recommended - 3 course dinner from £25 per person.
- ◆ Breakfast - £15 per person.

#### **Facilities**

- ◆ Games room
- ◆ Satellite TV
- ◆ Wi-fi
- ◆ DVD player
- ◆ Ipod dock
- ◆ Large lawned garden with terrace and furniture
- ◆ Barbecue
- ◆ Access to 30-acre grounds
- ◆ Electricity, full gas central heating, bed linen and towels included
- ◆ Welcome pack included on arrival filled with a range of local products.

#### **Check in/out times**

- ◆ Check in at 4pm
- ◆ Check out at 10am

#### **Pets**

- ◆ Two pets permitted - £25 per pet.

#### **Smoking**

- ◆ Outside only



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### YOUR STAY (cont.)

#### Disabled facilities

- ◆ Unfortunately there are not disabled facilities or bedrooms.

#### Weddings

- ◆ Wedding packages available
- ◆ These packages include accommodation for 15-30 people and represent great value for money.
- ◆ Two reception rooms with the capacity for up to 80 for a sit down event or up to 100 standing.
- ◆ Parties, weddings and events are subject to a venue fee in addition to the self-catering accommodation fee.

#### Stag and Hen parties

- ◆ Civilized hens and stag parties are welcome

#### Corporate facilities

- ◆ All rooms have natural day light and vary from small breakout rooms to larger rooms that can seat up to 50 theatre style.
- ◆ Meals and refreshments can be taken in the same room, or, alternatively the dining room can be enjoyed for a sit down meal.
- ◆ Evening events can be organized as well as half day meetings.

#### Other Services

- ◆ Beautician
- ◆ House keeping
- ◆ Clay Pigeon Shooting
- ◆ Tents permitted on site for additional charge.





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### ACTIVITIES

#### <span>On-site Activities</span>

- ◆ Table tennis
- ◆ Games room
- ◆ Vast grounds perfect for walking and exploring
- ◆ Beautician
- ◆ Poker nights

#### Local Attractions

- ◆ Sandringham Estate and other historical Estates
- ◆ Horse riding
- ◆ Beach
- ◆ Snettisham Wildlife Park & Reserve
- ◆ Burnham Market





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### LOCATION

Surrounded by 30 acres of private grounds and parkland, Norfolk Manor offers exceptional views across the Norfolk coast and is just one of a few Grade II\* listed Country Houses in England

### Distance from:

- ◆ London - 2 hours, 45 minutes by car (1 hour 50 minute by train)
- ◆ Bristol - 4 hours, 15 minutes
- ◆ Manchester - 3 hours, 50 minutes
- ◆ Leeds - 3 hours

### Nearest airport:

- ◆ Norwich - 1 hour

### Nearest railway stations:

- ◆ Kings Lynn - 8 miles

### Motorway:

- ◆ M11

### Distance to nearest village

- ◆ Snettisham - 1 mile

### Distance to nearest town:

- ◆ Kings Lynn - 8 miles





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## FLOOR PLAN





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### PRICES

2023

#### **Weekend**

- ◆ Weekends priced from £3,400
- ◆ Please enquire for confirmed pricing based on the time of year

#### **Midweek**

- ◆ Please enquire
- ◆ 2, 3 and 4 night stays available year round

#### **Weekly**

- ◆ 7 nights priced from £4,230
- ◆ Please enquire for confirmed pricing based on the time of year

#### **Christmas & New Year**

- ◆ Christmas - please enquire
- ◆ New Year - please enquire

#### **Booking Terms**

- ◆ Deposit of 30% to secure a booking
- ◆ Balance due 8 weeks prior to arrival
- ◆ Refundable damages deposit of £500 due no later than 2 weeks prior to arrival
- ◆ Refundable damages deposit of £1000 applies to stag and hen parties and groups under 35 years of age







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