

THE MODERN HOUSE



*Norfolk
Sold*

Cromer

Sitting a 10-minute walk from the award-winning Cromer beach on the north Norfolk coast, the Band of Hope Hall is a 1900 sq ft, two / three-bedroom property with intimate walled courtyard garden, converted from a 19th century building with a rich history by the architect Jim Bond. The adaptable interior makes the Band of Hope Hall an ideal holiday rental, seaside retreat or family home. Occupying the rear portion of the original building and retaining many original features, the house takes full advantage of an impressive double height living space to create a dynamic and extremely light and bright interior.

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*East Anglia
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Cromer

Entered at the side of the original building, a hallway with parquet flooring leads into the main space, a full height living / dining area with kitchen wing beyond. Bi-fold doors set into a double-height glazed wall open out to the courtyard create a seamless transition from inside to outside, helped by the use of tile flooring which begins within the living area and runs across the courtyard and through to the kitchen. The kitchen has modern fitted units and room for a breakfast / dining table; it also benefits from bi-fold doors opening out to the courtyard. A semi-private guest bedroom sits discreetly behind the living area and there is a shower room and WC accessed off the main hallway and further bedroom / study area set behind the stairs.

A mezzanine level contains a master bedroom suite. One feature of note as you ascend is a painted wall plaque advising against drinking on the premises. Currently home to an open bedroom platform, bathroom and dressing room, there is potential to divide the space to provide additional, more private rooms. Low walls and a glass balustrade allow views down into the living area below and skylights above provide generous amounts of light throughout.

The building was originally commissioned by the Cromer branch of the Band of Hope Temperance movement and opened on the 10th June 1891, serving as a Lecture Hall to educate the local population to take a more controlled attitude to alcohol consumption. The initial conversion (completed in 2001 by architect Jim Bond), originally provided a studio and open plan house for contemporary artist Vanda Harvey.

Band of Hope Hall sits on a quiet residential street tucked behind the town centre, close to both the station, shops and restaurants. Famous for its eponymous crab, by the 1880s Cromer had become a fashionable attraction for the Victorians and then Edwardians and retains much of this old world charm, particularly visible in a string of grand hotels along the seafront and a magnificent pier. Cromer offers summer concerts and shows on the pier and a host of food, culture and arts festivals throughout the year. It has two blue flag beaches (beach huts can be hired either weekly or longer for residents), and the award winning North Norfolk coast path passes through the area, providing easy access to a great scenic walks.

The Norfolk Broads are close by and accessible by bus or train, whilst the Coasthopper bus service makes it easy to explore North Norfolk generally. During the months of March to October there are several historic homes to visit, including Sandringham, Norfolk Estate of the Queen, and National Trust properties at Blickling & Felbrigg. The Holkham Estate, with its stunning beach, wildlife reserve and magnificent house and grounds, is within easy reach by car.

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Cromer has a good selection of galleries and an independent cinema; a golf course and tennis courts are five minutes away. There are primary and secondary schools locally and private education is offered at Gresham's public school in nearby Holt as well as Beeston Hall preparatory school which is only about 2 minutes along the coast towards Sheringham.

Trains to London Liverpool Street and Kings Cross run every hour and take just under 3 hours (via Norwich, 40-minutes from Cromer station) and the A11 is accessible by car in around 50 minutes.



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About

The Modern House is an estate agency that helps people live in more thoughtful and beautiful ways. We believe in design as a powerful force for good. Inspired by the principles of modernism, we represent design-led homes across the UK which celebrate light, space and a truth to materials. Esquire credits The Modern House with “rewriting the rulebook on estate agency” and GQ voted us “one of the best things in the world”.