



parrishes

◆ WEYBOURNE, NORFOLK ◆



FLEUR



The wide and open spaces,
The saltmarsh and the sea;
The sand dunes and the pinewoods,
Norfolk beckons me.

The tall imposing windmill,
With mighty sails of white;
The skylscapes and the sunsets
Arrive to herald night.

The peaceful country landscape
A church at every view;
The people of this county
Must be the chosen few!

Extracts from 'Norfolk' by Ruth Batchelor

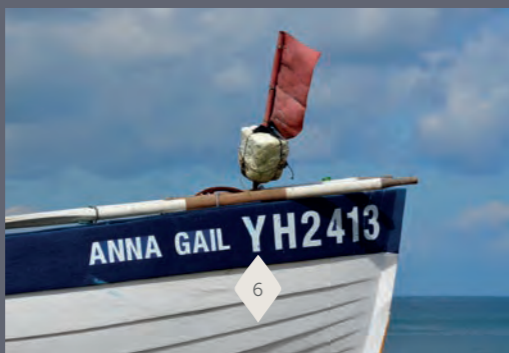
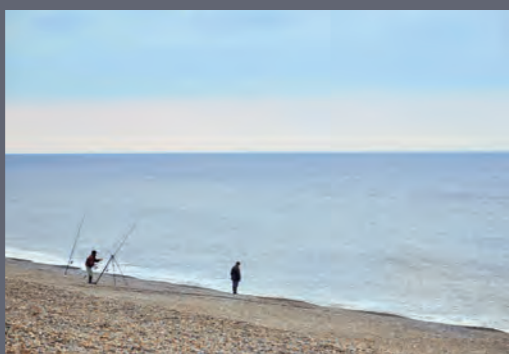
WEYBOURNE BECKONS



Set in the heart of Weybourne and close to the coast, Parrishes offers a rare opportunity to buy a new home in the centre of the village.

A collection of 7 properties offering 2, 3 and 4 bedrooms, these beautiful homes reflect and enrich an already charming parish. Encompassing a large detached house, an attractive terrace and three attached properties, each one enjoys contemporary, light-filled interiors. Close to the beach, Weybourne is also just a short drive from both Sheringham and Holt.





TIMELESS CHARM



Lined with pretty cottages, surrounded by lush woodland and overlooked by an 18th century windmill, Weybourne is quietly one of Norfolk's most impressive spots.

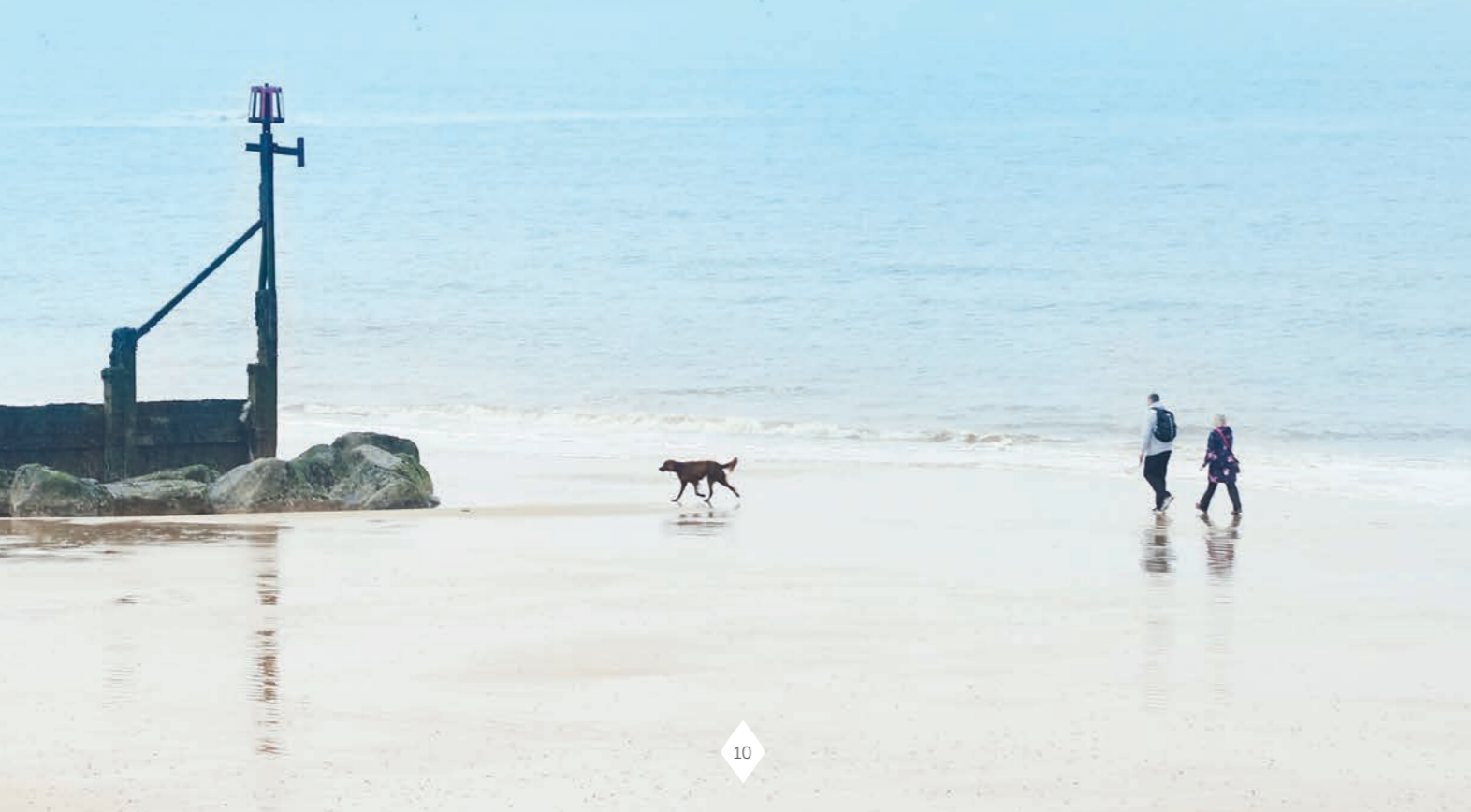
An area of outstanding natural beauty, the ruins of an Augustine priory dominate the village, while a sweeping, cliff-lined beach is equally dramatic. Maintaining a timelessly gentle pace of life, Weybourne offers plenty of lovely distractions too: from coastal walks and cycling, to sea fishing or golf at Sheringham's cliff-top golf club, there is plenty to keep you busy.



SEASIDE NOSTALGIA



Only a 10-minute drive from Weybourne is the traditional seaside town of Sheringham; originally a busy fishing village, there are still a few boats bringing home the daily catch. Offering a sandy beach, a bustling high street and lovely walks through The National Trust's Sheringham Park, the parish is full of quaint touches. From a promenade that runs in and out of the cliffs to the Poppy Line steam train and plentiful tea-rooms, Sheringham cheerily embraces a bygone era.





FOODIE HEAVEN



With a wide range of excellent pubs and restaurants dotted along the coast, this is the ideal place for foodies. Favourites include No.1 Cromer for posh fish and chips, the quirky Wiveton Hall Café or lobster and crab at Rocky Bottoms in West Runton. Fancy fresh fish for lunch at home? Try Cley Smokehouse. Or for that aristocratic touch, there is the Gunton Arms pub; filled with art and set in a 1000-acre deer park, this is North Norfolk at its most original.



GEORGIAN APPEAL

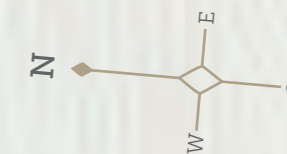


Close to Weybourne is the pretty market town of Holt.
Full of Georgian charm, Holt offers a lovely mix of independent shops, cafés and restaurants, as well as being home to Gresham's School. From the 'higgledy piggledy' Byfords Café and funky Wells Deli to designer brands at Anna or art at the Red Dot Gallery, Holt is the perfect place to shop or just pop in for coffee.

THE HOMES



Located centrally within Weybourne village, Parrishes is set back from the road and is surrounded by a mix of mature trees and hedges. With a 300 year old oak tree on the eastern boundary and landscaped front gardens, the site has a lovely, established feel. Built in a traditional style, the homes are a blend of brick, flint and render and include architectural details that reflect their surroundings. With parking for at least 2 cars, each home has a garage or car port and they all enjoy generous gardens.



COOL INTERIORS



Parrishes' traditional exteriors are balanced by beautiful, contemporary interiors filled with luxurious touches.

Light, airy and spacious, plots 2, 3 and 4 embrace open plan living, while the larger homes enjoy generous family spaces. Beautifully designed throughout, highlights include smoked oak flooring, stylish bathrooms and contemporary kitchens. In addition, each home features French doors leading from the kitchen onto the terrace.





PLOT 01



PLOT 01

Four bedroom detached house
with a large single garage

Ground Floor

Kitchen
5.82m x 3.91m
Dining Room
3.71m x 3.29m
Utility
2.56m x 2.08m
Study
2.69m x 1.95m
Living Room
5.36m x 4.09m

First Floor

Master Bedroom
4.89m x 3.91m
Bedroom 2
4.08m x 3.73m
Bedroom 3
3.40m x 2.90m
Bedroom 4
3.99m x 2.34m



FIRST FLOOR



GROUND FLOOR



PLOTS 02,
03 & 04



PLOT 02

Two bedroom
attached house with
double car port

Ground Floor

Kitchen/
Dining Room
5.85m x 3.99m
Living Room
3.88m x 3.47m

First Floor

Master Bedroom
3.43m x 3.60m
Bedroom 2
3.51m x 3.43m

PLOT 03

Two bedroom
terraced house with
double car port

Ground Floor

Kitchen/
Dining Room
5.76m x 3.84m
Living Room
3.96m x 3.37m

First Floor

Master Bedroom
4.55m x 3.50m
Bedroom 2
3.86m x 3.64m

PLOT 04

Two bedroom
attached house with
single garage

Ground Floor

Kitchen/
Dining Room
5.79m x 3.99m
Living Room
3.88m x 3.40m

First Floor

Master Bedroom
3.60m x 3.36m
Bedroom 2
3.52m x 3.33m

PLOT 04

PLOT 03

PLOT 02



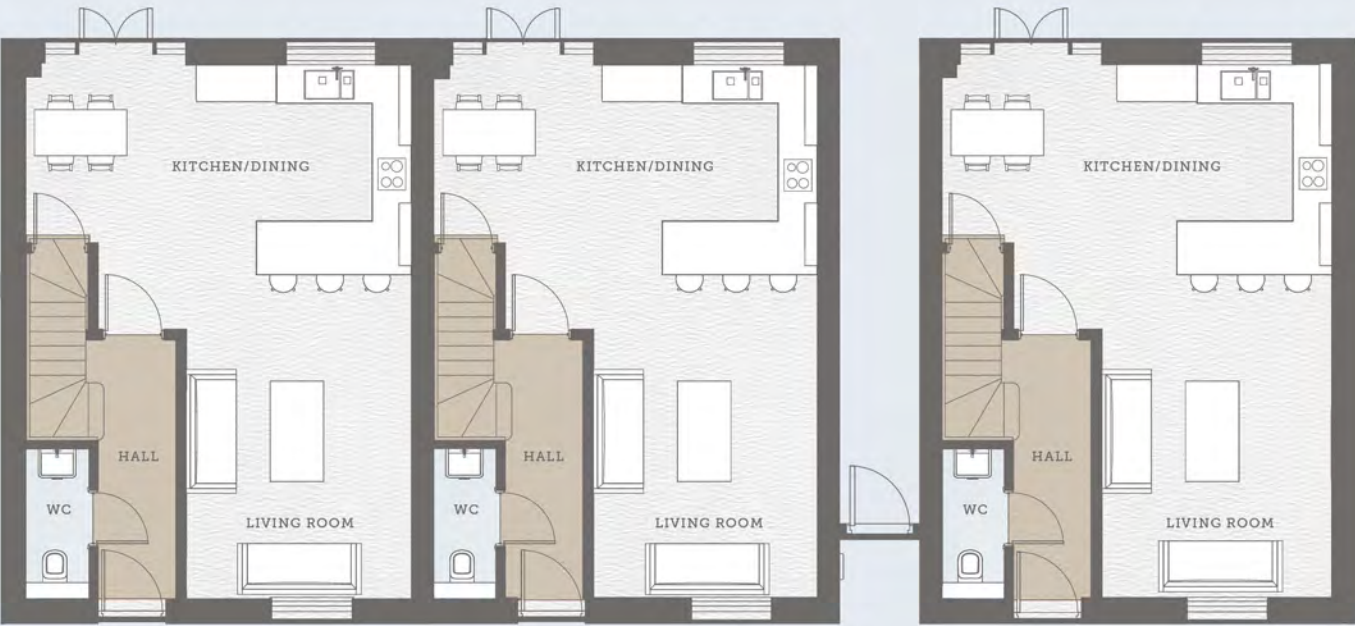
FIRST FLOOR

GROUND FLOOR

PLOT 04

PLOT 03

PLOT 02





PLOT 05



PLOT 05

Four bedroom attached house with single garage

Ground Floor	First Floor
Kitchen/ Dining Room 6.39m x 3.69m	Master Bedroom 4.53m x 3.89m Vaulted Ceiling
Utility 3.89m x 2.08m	Bedroom 2 3.69m x 3.54m
Living Room 5.49m x 3.84m	Bedroom 3 3.93m x 2.54m
	Bedroom 4 3.16m x 2.83m



FIRST FLOOR



GROUND FLOOR



PLOTS 06 & 07



PLOT 06

Four bedroom attached house with single garage

Ground Floor

Kitchen/
Dining Room
6.39m x 3.68m

Utility
2.31m x 1.79m

Living Room
5.49m x 3.86m

First Floor

Master Bedroom
4.28m x 3.89m
Vaulted Ceiling

Bedroom 2
3.46m x 3.15m

Bedroom 3
3.75m x 3.67m

Bedroom 4
3.68m x 2.59m

PLOT 07

Three bedroom semi-detached house with single garage

Ground Floor

Kitchen/
Dining Room
6.92m x 5.47m

Utility
1.85m x 1.55m

Living Room
5.49m x 3.64m

First Floor

Master Bedroom
3.63m x 3.26m

Bedroom 2
3.91m x 3.27m

Bedroom 3
3.49m x 3.26m



FIRST FLOOR



GROUND FLOOR



SPECIFICATION



Construction

Exteriors are a mix of Cholesbury Dark multi brick, local flint, monocouche cream render, Larch cladding and includes brick detail to verges and gables.

Timber frame construction with clear cavities.

Roof tiles are Weinerberger, Koramic Old Hollow 451 Victorian clay pantiles.

Lindab, black half round steel guttering.

Cart lodges in Cholesbury Dark multi brick and cream coloured Larch cladding.



Kitchen and Utility

Stylish contemporary kitchen units in light grey, with handles.

Opal quartz Carrara work tops in the Kitchen and 40mm Durapol with 100mm upstand in the Utility Rooms.

Splash back above units in Kitchens are Johnson's brick tile in putty with pale grey grout.

Appliances include a Bosch ceramic induction hob, a double oven for plots 1, 5, 6 and 7 and a single oven for plots 2, 3 and 4. A Hotpoint fully integrated fridge/freezer and dishwasher.

In plots 2, 3 and 4, where there is no Utility Room, a Hotpoint combi integrated washer/dryer has been installed in the Kitchen.

Vado chrome mixer taps in the Kitchen and Utility Room.

Stainless Steel under mounted 1.5 bowl sink to Kitchen with a grooved drainer in the quartz work top. Stainless steel, over mounted single bowl sink to Utility Room.

Integrated waste bin with recycling facility.



Bathrooms

White electric heated towel rails to all Bathrooms and En-suites.

Duravit contemporary style white sanitary ware in Bathrooms and En-suites.

Vado chrome brassware for basins.

Contemporary 'Back to the wall' toilets with soft close seats and flush plate.

A chrome, fixed head shower head with thermostatic control panel in Master Bedroom En-suite.



Staircase

All plots have timber staircases with painted balustrade and spindles with oiled Ash handrails and finials. Stairs and landings finished in carpet.



Floor Covering

Xylo Chelsea oak floor boards, in rustic grey to Hallway and Kitchen/Diners, where shown on floor plans.

Carpets to Living Room, Study (where applicable), Stairs, Landing and Bedrooms.

Ceramic tiles to Bathrooms, En-suites, WCs and Utility Rooms where applicable.

Coir Mat Well to the front door.

Oak thresholds to doorways where floor coverings change.



Decorative Finishes

Walls and ceilings in heritage paint colour, Skimming Stone and skirtings and architraves in Stony Ground. Walls and ceiling in emulsion, skirtings and architraves in satin finish.

Square edge contemporary style skirting and architraves.

Full vaulted ceilings to plots 5 and 6 Master Bedrooms.



Gardens and Boundaries

Turf to front gardens and communal areas with prepared and seeded rear gardens.

Boundary treatments are a mix of contemporary fencing, Willow fencing and brick and flint walls.

External tap to each plot.

Sahara multi sandstone terracing and paths to each garden.

Bin storage area to each plot.



Windows and Doors

Bereco timber double glazed windows and external doors painted same colour inside and out. Plot 1 in Goosewing (warm grey), Plots 2, 3, 4, 5, 6, and 7 in 'Hopsack' (dark beige).

Fully finished interior oak doors with chrome contemporary handles and hinges.

Built in wardrobes to all plots as per floor plans.

External joinery in colours Goosewing for plot 1 and Hopsack for plots 2, 3, 4, 5, 6 and 7.

Fully tiled shower enclosures with low profile shower trays and recessed shelving.

Merlin glass shower doors.

Johnson's Ashlar large format ceramic tiles in warm taupe with limestone grout.



Lighting and Electrical

A mixture of downlights, uplights and pendants to all rooms. Dimmer switches to Kitchen and Sitting Room.

TV points to Living Room, all Bedrooms and Study where applicable.

BT points to Kitchen, Living Room, Master Bedroom and Study where applicable.

Pre-wiring for customer's own connection for Sky Plus TV in Living Room and Master Bedroom.

External lighting to front and rear of the house.

Up and over garage doors with remote control.

Alarm spur for future alarm connection.



Heating and Water

Mitsubishi Ecodan, Air Source Heat Pump serving all hot water and under floor heating to ground floor. Radiators to first floor.

Heating to bathrooms is via separately controlled electric underfloor heating and electric towel rails.

An open fireplace in the Living Room, with natural limestone hearth, ready for installation of customer's own wood burning stove.



FLEUR DEVELOPMENTS



Founded in 2007, Fleur Developments specialise in creating distinctive new homes and exclusive collections in some of Norfolk and Suffolk's most attractive locations. Our approach is to re-visualise traditional architecture for the 21st century and combine it with contemporary and luxurious interiors. To achieve this, we use local resources, established construction methods and skilled craftsmen who can recreate our vision. Fleur homes are a premium product and should endure for generations.



HOW TO FIND US



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FLEUR

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