



The Glebe House  
Norwich Road | Reepham | Norfolk | NR10 4NH

# STUNNING GEM



“Beautifully tucked away within the pretty Georgian market town of Reepham, you’ll find this gem of a home, complete with a generous plot and charming walled garden. Character features nod to its humble origins, yet today it’s a magnificent family home with lots of contemporary comforts. Recently renovated to an exacting standard, the finish is incredibly impressive with painstaking attention to detail, creating a home that’s both practical and attractive, warm and welcoming.”







# KEY FEATURES

- A Stunning Detached Period Home in a Tucked Away Location within the Georgian Market Town of Reepham
- Four Bedrooms and Three Bath/Shower Rooms
- The Principal Bedroom benefits from an En-Suite and a Balcony with Church Steeple Views
- Kitchen/Breakfast Room with Separate Utility and Ground Floor WC
- Open Plan Dining Area and Garden Room with Bi-Fold Doors to the Garden
- Separate Sitting Room with Feature Fireplace and Wood Burner
- Walled Garden with Patio Seating Area and Small Brick Outbuilding for External Storage
- Long Drive and Three Bay Cart Shed with Additional Enclosed Bay for Garden Equipment
- The Accommodation extends to 2,848sq.ft
- Energy Rating: C

This home enjoys a superb setting just a few minutes' walk from the centre of Reepham, yet very secluded and tranquil. Well placed for travel to Norwich, the Broads and the coast, there's a huge amount to keep you busy across the area, along with exceptionally beautiful countryside waiting to be explored.

## Moving With The Times

The property dates back to 1823 and began life as a barn. It was cleverly converted and extended in the 1960s, retaining plenty of brickwork and woodwork harking back to its original use and giving it a welcoming atmosphere. The current owners purchased the house from a well-known MP, having fallen in love with both the location and the character. The front door is of particular note, having been rescued from a period property across the road that was demolished. Over their time here, the owners have carried out many works to improve their home and to create a place that's impressive yet comfortable, open and airy yet clearly laid out and, above all, a home that asks little but has a lot to give.

## A Superb Specification

As you explore the house, you start to appreciate the attention to detail and sense of quality throughout. The owners have installed a kitchen from Simply Kitchens in Holt, with a beautiful central island and granite worktops from Eric Bates. There's a cream oil-fired Aga that perfectly suits the building, as well as a Neff wi-fi oven and induction hob. The integrated dishwasher is a Bosch model and there's a Caple wine cooler (you'll find another in one of the bedrooms – a decadent but welcome addition).









# KEY FEATURES

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There's also a Samsung fridge/freezer with a beverage bar, drinks dispenser and ice machine, as well as a Blanco sink. In the adjoining utility room there's a Neff washing machine, Bosch tumble dryer and Bosch microwave, all of them recently fitted. You have underfloor heating throughout the ground floor, much of which has wood-effect porcelain tiles for easy maintenance. Each of the luxurious bathrooms also has underfloor heating and has been kitted out with sanitary ware and fittings from high end brands such as Lusso, Flova, Villeroy and Boch and Burlington. This is a very safe area but the owners have nonetheless fitted a full alarm system and cameras for peace of mind.

## Embrace The Lifestyle

It's easy to picture yourself living here and the owners have very much enjoyed their time at the property. Open the French doors from the kitchen and take your morning cup of tea or coffee out to sip in the sunshine. In the afternoons and evenings the walled garden is a wonderful suntrap and the perfect place in which to relax. Bifold doors open the space for an effortless flow between the house and garden. The ground floor has a lovely open feel, but the rooms are clearly defined and easy to dress. You have enormous flexibility in how you choose to lay out the house to suit your needs. It's excellent for entertaining with an indoor bar area and the easy flow room to room and the sense of space throughout. When you want a minute to yourself, you can sit out on the balcony looking across the rooftops of Reepham, watching the spectacular sunsets. The long driveway is owned by the property and offers plenty of parking in addition to the useful cart shed and small outbuilding. There is also planning permission to convert and extend the cart shed into a two bedroom self-contained annexe.

## A Lovely Location

It's hard to believe you're only a few minutes' walk from the town centre. Reepham has a lot to offer, with some of the county's most highly regarded schools, the ever-popular Dial House, shops, a pharmacy, butcher, beauticians, pubs and so much more. When it comes to leisure pursuits, residents are equally well catered for, along with lots of community events, such as the annual music and food festivals. You're close to Holt and Aylsham – both of which are beautiful towns full of period buildings – as well as to the coast, the Broads and to Norwich, so you really couldn't ask for a better place in which to benefit from all the delights of the area.

## Agents Note

The seller has advised us of an historic covenant, allowing the neighbour access through a gate on the boundary and the owners have access and usage to a well which resides in the neighbouring property.































































# INFORMATION

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## On The Doorstep

Reepham has been voted one of the top market towns in the UK and boasts a large selection of shops including a small supermarket, several cafes and The Dial House – boutique bed & breakfast and wine bar. There is an art gallery, antique shops, newsagent, post office, library, health centre, pharmacy, butchers, whole foods and hardware store plus a further two public houses. For leisure pursuits there is a fishery just up the road, tennis courts in the town and a golf course a short drive away. There are also numerous walks to be enjoyed around Reepham including the Marriotts Way which runs across to Aylsham and all the way to Norwich. It also has a highly regarded primary school and an 'outstanding' secondary school with adjoining sixth form college.

## How Far Is It To?

The market town of Aylsham is 7.5 miles away and offers larger supermarkets and a wide selection of amenities as well as Blickling Hall on its doorstep. Around 13.5 miles north is the Georgian Town of Holt which provides a wide variety of shops, restaurants, galleries and individual boutiques as well as the highly regarded Gresham's school. The cathedral city of Norwich is approximately 12 miles to the south where there is an extensive range of leisure and cultural facilities as well as a main line rail link to London Liverpool Street and an International Airport. The Norfolk Broads and the coast are both less than 20 miles distant.

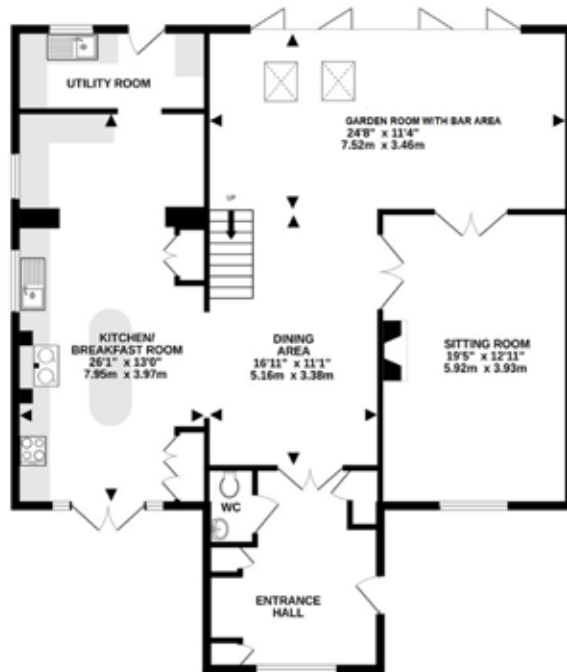
## Directions

Leave Norwich on the Reepham Road passing through Hellesdon and Alderford. Proceed along the Norwich Road. Turn left and follow the long drive down to The Glebe House.

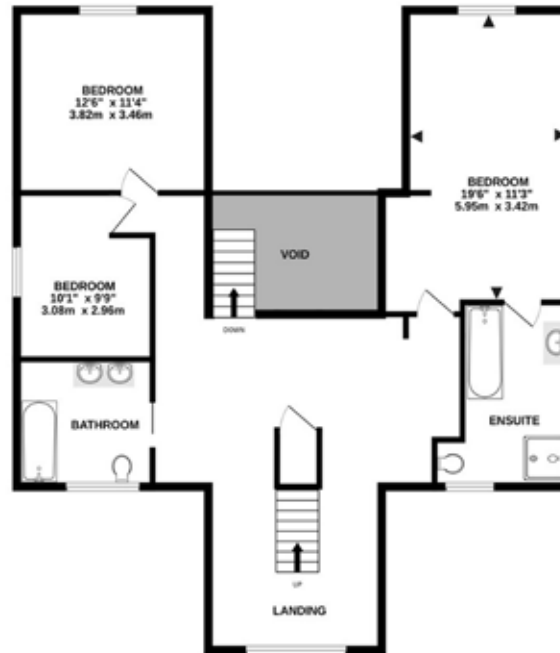
## Services, District Council and Tenure

Oil Central Heating, Mains Water, Mains Drainage  
Broadband Available - Vendor uses Vodafone  
Mobile Phone Reception - varies depending on network provider  
Please see [www.checker.ofcom.org.uk](http://www.checker.ofcom.org.uk) - for Broadband/Mobile availability  
Broadland District Council - Council Tax Band G  
Freehold





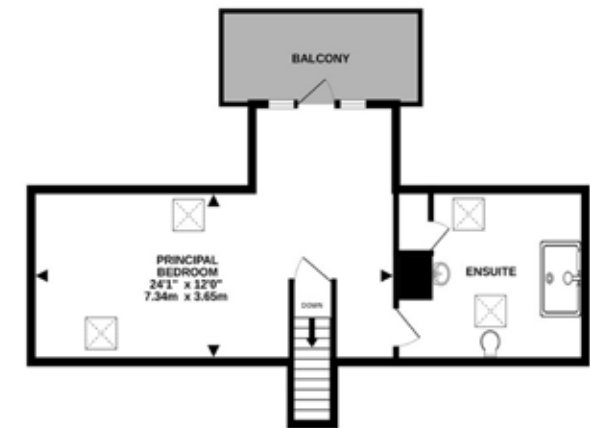
GROUND FLOOR  
1300 sq.ft. (120.7 sq.m.) approx.



1ST FLOOR  
1058 sq.ft. (98.3 sq.m.) approx.



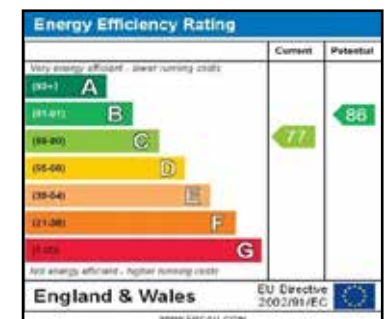
OUTBUILDING  
493 sq.ft. (45.8 sq.m.) approx.



2ND FLOOR  
490 sq.ft. (45.6 sq.m.) approx.

FLOOR AREA - HOUSE (EXCLUDING OUTBUILDING) : 2848 sq.ft. (264.6 sq.m.) approx.  
TOTAL FLOOR AREA : 3341 sq.ft. (310.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, all measurements are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only. [www.norfolkpropertyphotos.co.uk](http://www.norfolkpropertyphotos.co.uk)  
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