



School House
School Road | Freethorpe | Norfolk | NR13 3NZ

COUNTRY LIFE LESSONS



“This handsome Victorian home was once a school master’s house and sits in a beautiful plot of around 0.75 of an acre, next to the village primary. With open fields on the other three sides and a glorious country setting, this is a property in an enviable position. Quiet yet convenient, nestled in nature but close to community.”



KEY FEATURES

- A Detached Victorian Former School Masters House in the Village of Freethorpe
- Three Double Bedrooms and Two Bath/Shower Rooms
- Kitchen/Breakfast Room with Separate Utility with WC
- Two Reception Rooms plus a Conservatory
- Large Entertaining Terrace with Swimming Pool
- The Gardens extend to 0.75 of an acre (stms) with a Large Koi Pond, Orchard Area, Potting Shed and Two Greenhouses
- Garage and Gated Driveway provides Plenty of Parking
- The Accommodation extends to 1,673sq.ft
- Energy Rating: F

A most attractive home in an equally appealing setting, this is perfect for any couple or family. All the rooms are well proportioned and the garden benefits from a lovely sunny terrace with pool, a large pond, an orchard and stunning views.

Picture Perfect

The owners have always loved the look of Victorian properties and fell instantly in love with this one when they saw it. The handsome, symmetrical, red brick frontage certainly catches the eye and invites you to explore. At the time the property needed some work, so the owners have carried out a programme of improvements, fitting new windows, adding new external doors to the kitchen breakfast room, replacing the en-suite and family bathroom, upgrading the utility room and more recently replacing the boiler. They also added back some of the features that had been stripped out, including Victorian-style floor tiles in the hall, plus skirting and coving in some of the rooms. There's still scope to add your own stamp on what is a lovely warm and welcoming property that's been much loved – a very happy home awaits you here.

Size Matters

One of the great benefits of this property is that the whole house has excellent proportions. On the ground floor you'll find a generous reception room either side of the hallway, each with a feature fireplace and dual aspect. The owners have one as their sitting room, with the other a formal dining room used for special occasions and celebrations. To the rear of the ground floor is the large kitchen/breakfast room, with plenty of work and storage space, plus room for informal dining – real heart of the home stuff.





KEY FEATURES

A door leads through to the conservatory and you could look to remove the wall between the two, creating a magnificent open plan area that would lend itself to family life and entertaining alike. The conservatory has two sets of doors to the garden and frames the lovely views over the patio to the pool and the lawn beyond. Upstairs, all three bedrooms are good size doubles and all have views over the fields. The house is incredibly flexible because the conservatory is spacious in its own right, so you effectively have three reception rooms – ideal for a sociable couple or for a family.

Views For Miles

The owners love their garden, for the peace, privacy, wildlife and just simply to relax. When you're sitting out by the pool or having a swim on a sunny day, you could be anywhere – it has a wonderful holiday feel. In summer, you can see right across to the weekly fireworks in Great Yarmouth as there's nothing to spoil the view! The garden extends to 0.75 of an acre (stms) and has a maturing orchard with cherry, apple, pear and plum trees, plus a large koi pond at the far end of the lawn. The owners see a huge variety of birds and wildlife in the garden and surrounding fields, including a Chinese water deer that has been a regular visitor. The village primary school is your neighbour here, so you hear the sound of children's laughter during the day, while during the evenings, weekends and school holidays it's just you and the birds. The owners have found the village community to be incredibly welcoming and often head to the social club for a drink on a Friday evening or Sunday lunchtime. They also enjoy exploring the area on foot with their dog or sitting in the pub at nearby Reedham watching holidaymakers get the hang of steering their hire boats. There's a shop and football club in the village, with train stations at both Reedham and Cantley, plus river crossings for road traffic, so it's very easy to get out and about from here. Nearby Acle also has a train station with routes to Brundall, Norwich and Great Yarmouth. It also provides a variety of services and shops, plus regular bus services to Norwich, Great Yarmouth and Lowestoft.

























INFORMATION



On The Doorstep

The village of Freethorpe offers easy access to the town of Acle with schools, shops, pubs, restaurants, a medical centre, post office, library and a weekly market. "The location is wonderful, we are just a 30 minute drive from the centre of Norwich or you can board a train at Acle Station and be in the city in 15 minutes. We are also on the fringe of the Norfolk Broads with all its wherries and waterways."

How Far Is It To?

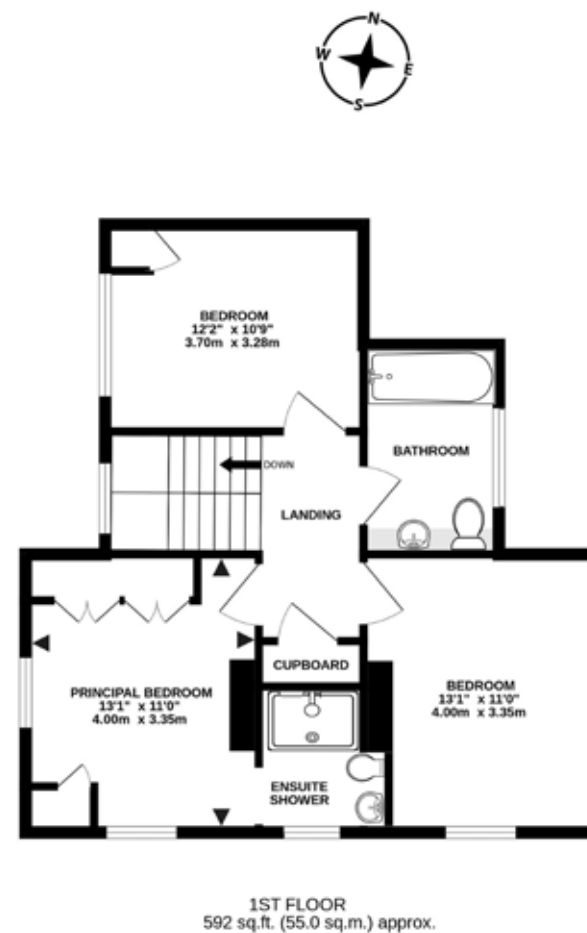
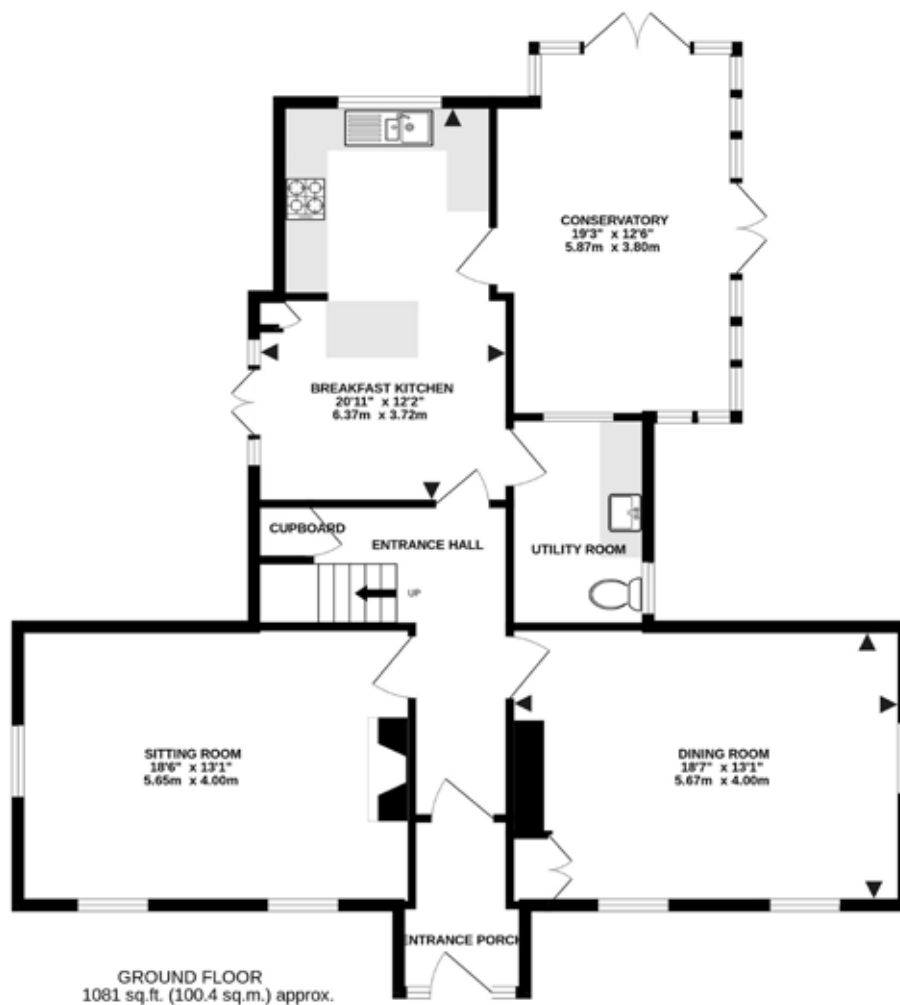
Freethorpe lies in between Norwich, which is approximately 15 miles west, and Great Yarmouth, approximately 10 miles east. Norwich offers all that you would expect of a county capital with a wide variety of cultural and leisure facilities, a main line rail station with links to London Liverpool Street and an international airport. There is also a selection of good schools in both, the public and private sectors as well as the University of East Anglia. On the other hand, Great Yarmouth boasts 5 miles of sandy beaches. The sea front offers the Marina and Sea Life Centre amid a wide variety of shops and tourist attractions. For more information visit: www.great-yarmouth.gov.uk.

Directions

Leave Norwich on the A47 Southern by-pass heading towards Great Yarmouth and follow the signs for Acle. At the Brundall roundabout take the 3rd exit onto Cucumber Lane and then left onto The Street. Continue through the village on Long Lane and then turn right onto Stone Road. Continue onto Wood Lane, which turns right and becomes Strumpshaw Road. Continue onto Cantley Road. Turn right onto High Road/B1140 and then left onto Norwich Road and left onto Grove Road. Follow the road into the village, turn right onto The Green and left onto School Road and School House will be found on the left hand side next to the primary school.

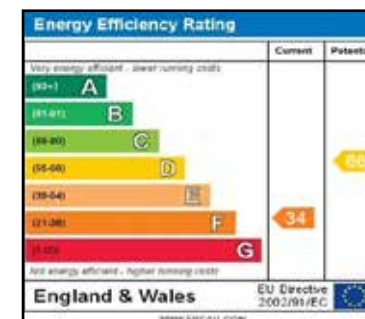
Services, District Council and Tenure

Oil Central Heating, Mains Water, Mains Drainage
Fibre to Premises Broadband Available - Vendor uses BT
Mobile Phone Reception - varies depending on network provider
Please see www.checker.ofcom.org.uk - for Broadband/Mobile availability
Broadland District Council - Council Tax Band E
Freehold



TOTAL FLOOR AREA : 1673 sq.ft. (155.4 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
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