



THE STORY OF

The Old Bakery

Saxlingham Nethergate, Norfolk

SOWERBYS



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The Old Bakery

The Street, Saxlingham Nethergate,
Norfolk, NR15 1AJ

Grade II Listed Historic Period Home

Former Bakery

Four/Five Bedrooms

Three Reception Rooms

Characterful and Versatile Accommodation

Idyllic Village Setting

Detached Studio/Annexe with Wet Room

Off Road Parking and Garage

Sizeable Plot with Large Family Garden

Highly Sought After Location

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“...once served as a much-loved family bakery...”

Dating back to the late 1600s, this brilliantly characterful home once served as a much-loved family bakery at the heart of an ever-popular village. To this day, the picturesque Saxlingham Nethergate enjoys a thriving community and remains amongst the most desirable of any South Norfolk village.

With feature-packed accommodation stretching to over 2,500 sq. ft., showcasing a wealth of history and versatility, this home boasts all the character one could hope for, whilst offering the versatility and flexibility

required to accompany the ever-changing demands of modern family life.

To the ground floor, traditional receptions adorned with exposed timbers and inglenook fireplaces are found alongside rooms offering a more modern way of life, including the kitchen/ breakfast room with lovely views of the rear garden. Finishing off the ground floor is a shower room and bedroom, cementing The Old Bakery's status as a truly versatile period home.





To the first floor, three spacious double bedrooms are found alongside a sweet smaller single/nursery or even dressing room. Bedroom three can be accessed via the principal bedroom but also has its own independent access via a separate staircase off the sitting room. All bedrooms enjoy every bit as much character as you could hope for, with yet more exposed timbers, original floorboards, and many panelled and latched doors. A central family bathroom to the first floor serves the first-floor bedrooms.

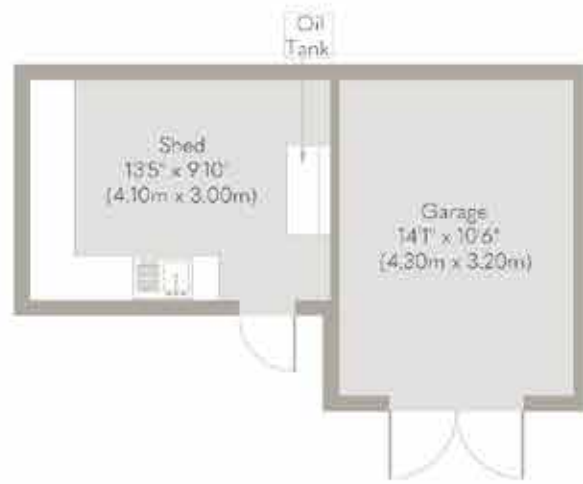


A wonderful addition to the accommodation on offer is the enviable garden studio/annexe, making for an idyllic detached workspace or even guest accommodation. Currently serving as a peaceful workspace, the en-suite shower room makes for a brilliantly versatile addition to a truly noteworthy home.



With off-road parking and a garage found to the side of the property, the large rear garden provides a sunny oasis where the sprawling terrace gives way to the well-kept lawn, interspersed with thriving flower beds and mature shrubs. The sprawling lawn offers ample space for younger family members to stretch their legs whilst the sun-trap terrace makes for the perfect BBQ spot to while away long afternoons with the rest of friends and family. The property is situated within a conservation area.





Outbuilding
Approximate Floor Area
482 sq. ft
(44.80 sq. m)



Ground Floor
Approximate Floor Area
1307 sq. ft
(121.45 sq. m)



First Floor
Approximate Floor Area
769 sq. ft
(71.47 sq. m)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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ALL THE REASONS

Saxlingham Nethergate

IN NORFOLK
IS THE PLACE TO CALL HOME



At the centre of Saxlingham Nethergate sits a historic war memorial on a village green. The memorial is surrounded

by a mixture of thatched cottages and listed buildings, creating a picturesque village setting. There's also a primary school, and active cricket and bowls clubs. Boudicca Way, named after the Iceni warrior queen, passes through the village and provides a 36 mile walking route through south Norfolk countryside, linking Norwich and Diss. Just 9 miles south of the city, Saxlingham Nethergate is perfectly placed for commuting, whether it's into Norwich, or south to Cambridge and London.

The historic city of Norwich has everything you would desire of a vibrant regional capital. Its perfectly preserved medieval streets are home to a thriving community of small businesses, a vibrant food scene and an established arts culture. Strolling through the historic cobbled streets of Elm Hill, whatever the season, the

Tudor architecture retains its character and beauty. Laced with merchant's houses, thatching, individual homes, speciality shops and small cafes, you'll be led toward the 1,000-year-old Norwich Cathedral.

To the west of the city the University of East Anglia is a remarkable example of brutalist architecture, and the campus is also home to the Sainsbury centre, a permanent collection of modern and ethnographic art, gifted by the Sainsbury family. There are also a number of sought after schools and colleges.

It is also a gateway to a county that continues to inspire people with its unspoilt landscapes, open spaces and big skies. When the bright lights call, trains to Liverpool Street take just 90 minutes, and the city's airport flies to a number of UK destinations, as well as direct to Amsterdam.

This is a city that reveals itself the longer you stay - a city to fall in love with - a city to be a part of.



Note from Sowerbys



The Old Bakery historic photo.

“This home stands out uniquely, with its character-filled features paying tribute to its past life.”

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SERVICES CONNECTED

Mains water, electricity and drainage. Oil fired central heating.

COUNCIL TAX

Band F.

ENERGY EFFICIENCY RATING

An Energy Performance Certificate is not required for this property due to it being Grade II listed.

TENURE

Freehold.

LOCATION

What3words: ///giggles.joins.polar

These particulars and measurements whilst believed to be accurate, are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give representation or warranty in respect of the property.

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