



THE STORY OF

Old School House

Upton, Norfolk

SOWERBYS



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Old School House

41 The Green, Upton
NR13 6AY

Detached Character Home

Renovated and Extended under
Current Ownership

Three Double Bedrooms with a
Stunning Principal Suite

Open Plan Living Options

Immaculately Presented Throughout

Idyllic Village Location

Highly Private Plot Approx 0.5 Acres (STMS)

Variety of Outbuildings

Glorious Countryside Views

There is Full Planning to Convert and
Extend the Barn into an Annexe

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Tucked discreetly off the idyllic Upton Green, this characterful Old School boasts reams of immaculately presented, brilliantly idiosyncratic accommodation, including three double bedrooms and multiple receptions. Under current ownership, The Old School House has undergone extensive renovation and extension, offering an idyllic sanctuary with all the charm one could hope for, alongside invaluable functionality for a fulfilling lifestyle in a highly sought-after village location.

The sweeping driveway leads to the highly private plot on which this home sits, while the attractive original front door reveals the eclectic accommodation that awaits. The open-plan kitchen/dining/living room is packed with personality and fosters a wonderfully sociable and modern way of living – perfect for family gatherings or hosting loved ones. The kitchen is complemented by a well-equipped utility room with ample storage, space for white goods, and a guest WC. Bringing excellent balance to the open-plan space is the formal sitting room, brimming with character under the original barrelled ceiling of the old school, now providing a delightful and embracing reception in which to unwind amidst the warm character and wood-burning stove.

Three generous double bedrooms are cleverly split between two wings of The Old School House. The principal suite, located on one side of the property, showcases a striking vaulted ceiling, dreamy countryside views, and a high-end en-suite fitted with a luxurious and characterful three-piece suite. Two further double bedrooms are situated at the opposite end of the home, each enjoying its own unique character and well-served by the central family shower room.



...The Old School House has undergone extensive renovation and extension, offering an idyllic sanctuary...

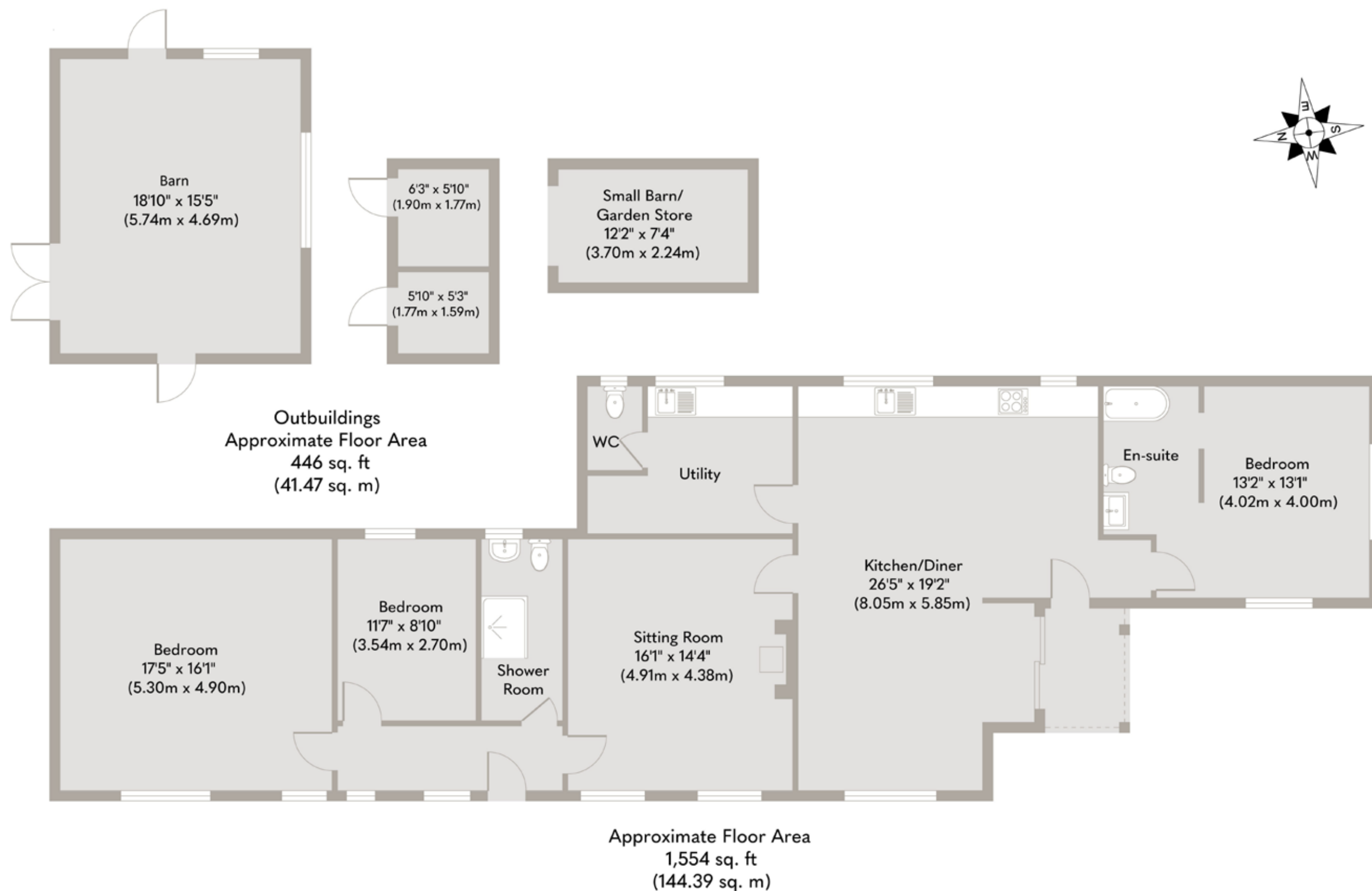




The splendid plot on which the home sits extends to approximately half an acre (subject to survey) and is mostly laid to lawn, providing ample space and privacy for all to enjoy. The paved sun terrace is a superb spot to soak up the all-day sunshine and glorious countryside views, while a selection of outbuildings takes care of storage and practicalities required for a fulfilling country lifestyle.







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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Upton

TRANQUIL VILLAGE LIVING AMID
NORFOLK'S BEAUTY

Nestled on the edge of the Norfolk Broads, Upton is a charming village that embodies the tranquillity and beauty of Broadland living.

The village is peaceful yet well-connected, with quiet lanes winding past characterful cottages, a welcoming community hall, and the much-loved award winning community pub, The White Horse, where locals and visitors alike gather to enjoy good food and real ales. The pub also benefits from a community shop.

The parish church of St Margaret, with its striking round tower, stands proudly at the heart of the village, its origins tracing back to medieval times. Nearby, the Upton Broad and Marshes nature reserve provides a haven for wildlife and a perfect escape for those who love walking, birdwatching, or simply soaking in the serene landscape.

Just a short drive away, the bustling market town of Acle offers a range of amenities, including supermarkets, independent shops, a post office, and well-regarded schools. The town also benefits from a railway station, providing direct links to both Norwich and Great Yarmouth.

To the east, the Norfolk coastline beckons, with its sweeping sandy beaches and charming seaside towns such as Winterton-on-Sea and Horsey, famous for their resident seal colonies. To the west, the historic city of Norwich is within easy reach, offering a wealth of shopping, dining, and cultural attractions, alongside its stunning cathedral and vibrant marketplace.

Surrounded by picturesque countryside and with the Broads on its doorstep, Upton offers an idyllic balance of rural charm and modern convenience—perfect for those seeking a slower pace of life while remaining well-connected to Norfolk's many treasures.



Note from Sowerbys



“Tucked discreetly off the idyllic Upton Green, this characterful Old School boasts reams of immaculately presented, brilliantly idiosyncratic accommodation...”



SERVICES CONNECTED

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

COUNCIL TAX

Band D.

ENERGY EFFICIENCY RATING

E. Ref:- 2630-3048-8207-7105-2204

To retrieve the Energy Performance Certificate for this property please visit <https://find-energy-certificate.digital.communities.gov.uk/find-a-certificate/search-by-reference-number> and enter in the reference number above. Alternatively, the full certificate can be obtained through Sowerbys.

TENURE

Freehold.

LOCATION

What3words: ///fills.barn.startles

AGENTS NOTE

Please note planning has been granted for the barn to be converted and extended into an annexe Ref. No: 2024/3372
The property also has permission passed by the caravan club for a 5 caravan site in the garden.

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.

SOWERBYS

We are proudly supporting these Norfolk charities by organising and participating in events throughout 2025, along with making a donation for every home we sell.



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