



THE STORY OF

Thurloe House

Reepham, Norfolk

SOWERBYS



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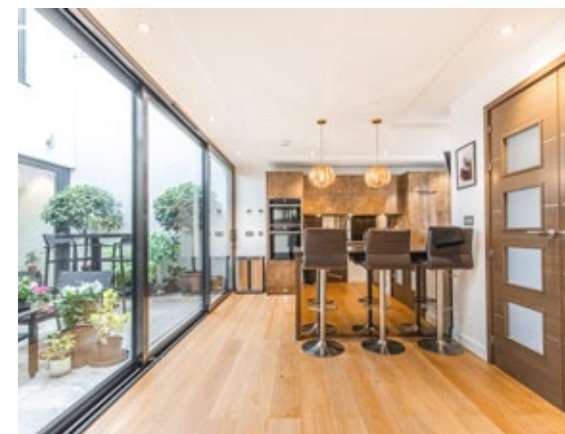
Thurloe House

Dereham Road, Reepham
Norfolk, NR10 4LA

Show-Stopping Town Centre Home
Inspired Conversion of Historic Building
Luxury Specification and Immaculate
Detail Throughout
Open-Plan Living at its Finest
Breathtaking Interior Courtyard
Three Spacious Bedrooms
Off-Road Parking
Prime Location to Town Centre

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Behind the enthralling façade of this historic building, what was once the Fire Station to the town, now houses amongst the most inspired and imaginative conversions to be found anywhere in the county. A wealth of creative luxury has been packed into this home with over 1,400sq ft of fastidiously renovated interiors adorning a space like no other in which to unwind, entertain and simply call home.

Just a short stroll from the bustling market square of Reepham will see you arrive at the pleasingly symmetrical front elevation of Thurloe House. Upon entering it is quickly evident that this is no ordinary historic building conversion; an astonishing open-plan reception envelopes a breathtaking interior courtyard inviting life and vibrancy into a space with modernity and luxury around every corner.

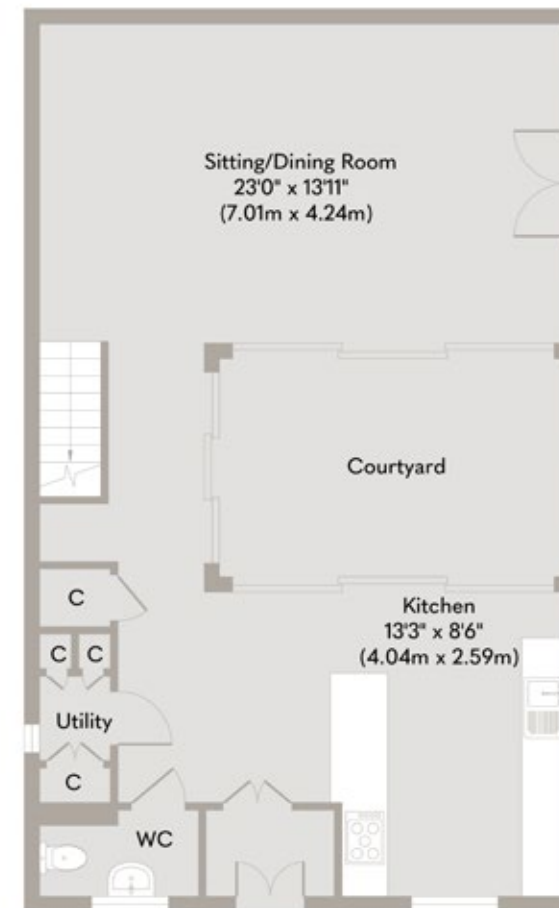
The high-spec kitchen is a sociable space in its own right with a breakfast bar peninsula ready for hosting guests or informal dining. The versatility provided by the interior courtyard means that with the doors fully open, this kitchen interacts superbly with the courtyard and rest of the ground floor or can enjoy a definition of its own. A dining/sitting room to the other end of the space enjoys equal versatility around the courtyard for sunny afternoons with the doors open or snowy evenings illuminated like a snow globe in the heart of a home.

The first floor features three bedrooms including the opulent principal suite with semi vaulted ceilings, the wonderful character of the arched windows, a wealth of built in storage and of course a luxurious shower room en-suite straight from a high end hotel. The two further bedrooms provide excellent versatility and are well served by the family bathroom, every bit as luxurious as the principal en-suite.

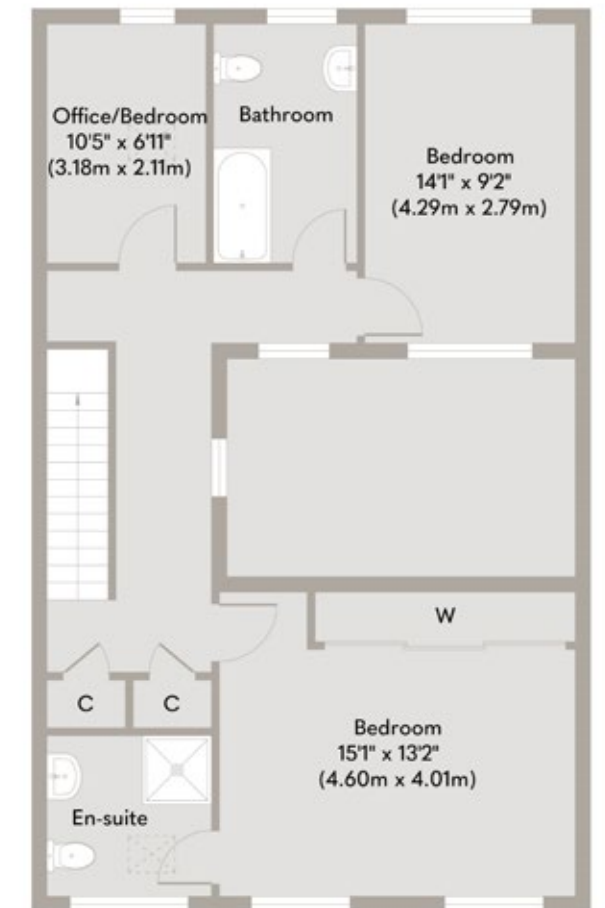


The view from the sitting room towards the front door is very humbling on a dark evening with low lighting.





Ground Floor
Approximate Floor Area
702 sq. ft
(65.26 sq. m)



First Floor
Approximate Floor Area
702 sq. ft
(65.26 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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Reepham

A VIBRANT COMMUNITY
TO CALL HOME

Pretty streets and lanes are lined by quaint cottages and handsome Georgian buildings in this popular town. About 12 miles to the northwest of Norwich, Reepham has held its ‘market town’ status since 1277, continuing to hold a market in the square every Wednesday.

There’s a large selection of shops for a town of its size, including: a small supermarket, several cafes and Dial House Restaurant and Bed & Breakfast. Furthermore, there is an art gallery, several antique shops, a newsagent, post office, library, health care centre, pharmacy, butchers, a whole foods and hardware store, and there are two further public houses.

The town has a highly regarded primary school and an ‘outstanding’ secondary school with an adjoining sixth form college. In the town there is a large park with a wide range of facilities including an adventure playground and public tennis courts. According to legend the town once had three churches, built by three sisters - as depicted on the town sign -although the remains of only one are present today and St Mary’s is the single parish church.

Located in a rural position on Marriotts Way, a trail of former railway trackbed, Reepham is ideally situated for walking and cycling. The North Norfolk coast is just a few miles away and is designated an Area of Outstanding Natural Beauty, with its miles of uninterrupted beaches to enjoy.



Note from the Vendor



Reepham Fire Station, 1936.

“After serving as a Methodist chapel, a fire station and a youth hall, it is now a wonderful home with a lovely local community.”



SERVICES CONNECTED

Mains water, electricity and drainage. Electric central heating.

COUNCIL TAX

Band D.

ENERGY EFFICIENCY RATING

E. Ref:- 7298-1034-7255-5523-1960

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: ///stowing.patching.gems

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SOWERBYS

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Journey*

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more than a home
for the homeless

 **mind**
Norfolk and
Waveney

 **Cancer
Charity**
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 **East Anglian
Air Ambulance**

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