



S

THE STORY OF
32 Church Lane
Wroxham, Norfolk

SOWERBYS



THE STORY OF

32 Church Lane

Wroxham, Norwich, Norfolk
NR12 8SH

Superb Two Bedroom Historic Home

Conversion of 19th Century School House

High Specification & Wealth of
character Throughout

Awash with Natural Light

Stunning Open Plan Living

Nestled Amongst an Exclusive
Cluster of Properties

Idyllic Location

Short Walk to Amenities

On the Doorstep of Caen Meadow
& The River Bure

Ample Off Road Parking

SOWERBYS NORWICH OFFICE

01603 761441

norwich@sowerbys.com





Amongst the finest of conversions to be found in the area, this remarkable 19th Century schoolhouse has been lovingly reimaged to now provide an extraordinary two bedroom residence boasting a rich character and a luxurious finish throughout. Bold architecture has been coupled with a sympathetic eye for detail and the result is a truly idiosyncratic home nestled in an enviable location. Short strolls will take you to the thriving village centre whilst the property itself sits on the doorstep of the idyllic Caen Meadow – a magical open space on the banks of the River Bure providing long walks and river access for those looking for a waterborne lifestyle.

The ground floor is primarily dedicated to the breathtaking open plan reception housing the contemporary kitchen; a wonderful juxtaposition to the original brick mullion windows the adorn this impressive space. The large breakfast bar island lends itself to sociable hosting whilst ample space for a dining table caters for more traditional dining affairs. As one ventures further into the main reception, the seating area sits under the watch of the striking spiral staircase and galleried. A well equipped utility and ground floor shower room take care of the practicalities.

To the first floor, two generous double bedrooms are found, with one currently serving as a charming twin room. The striking principal bedroom enjoys all the drama of the fully vaulted ceilings and exposed timbers as well as a Juliet balcony to swing open and beckon in the fresh riverside air. Both bedrooms are well served by the luxurious family shower room.



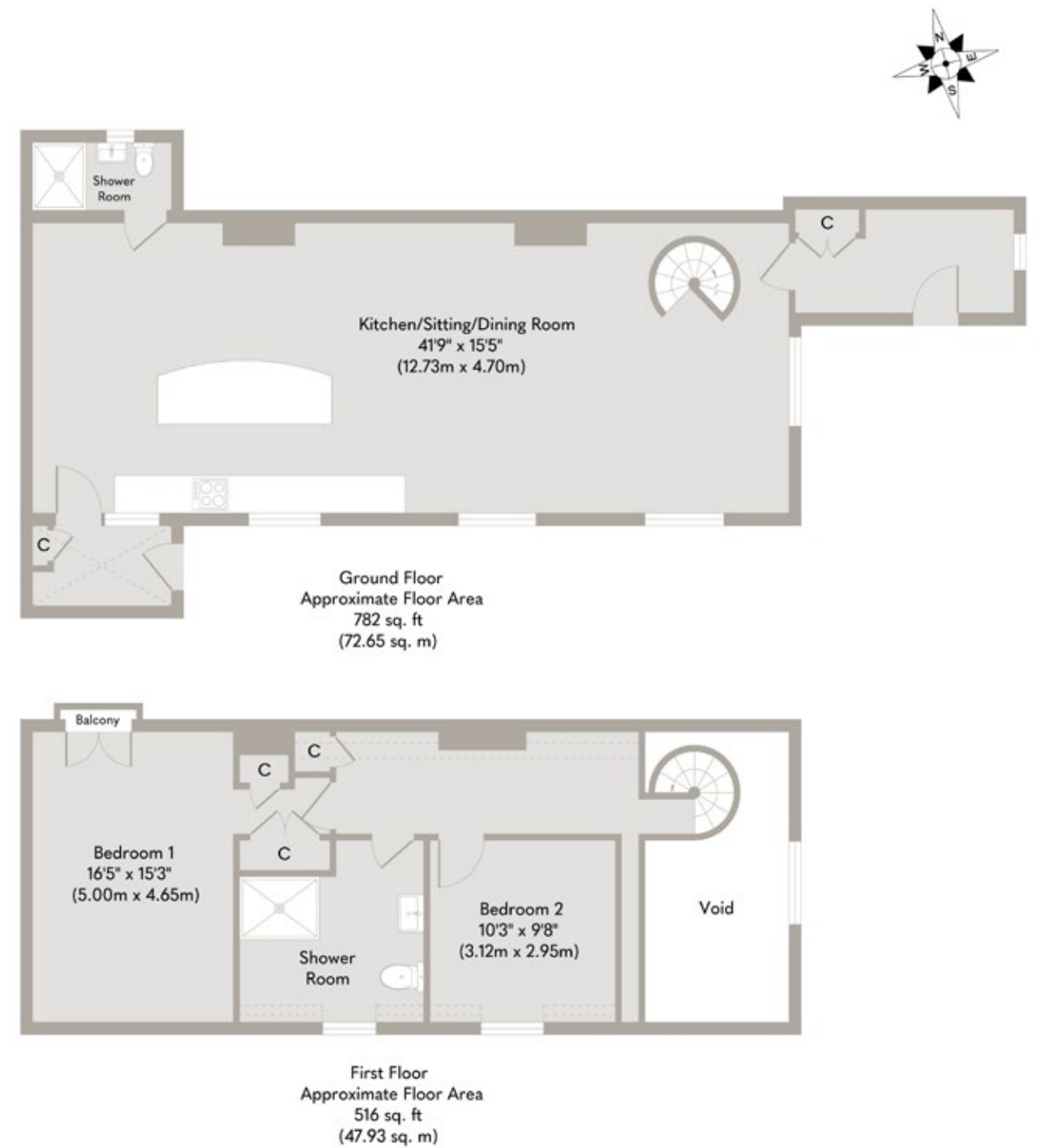






Outside, the home is graced by a superb and sheltered dining terrace, enveloped by well stocked and thriving flower beds. Ample off road parking is allocated to the home for up to three cars whilst the large timber shed provides invaluable storage for both practical necessities and of course recreational items with which to make the very best of such a perfect location close to such a famous stretch of water.





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.

Copyright V360 Ltd 2023 | www.houseviz.com

Wroxham

THE PLACE TO
CALL HOME

Situated a short commute away from Norwich with its many amenities, Wroxham is renowned for its boating culture.

Standing on the river Bure, the village is divided by the river and shares its many attractions with the neighbouring Hoveton St John. Whether on the water or congregating in the busy pubs and restaurants on offer, there is something that will capture the heart of everyone. If you choose to hire a boat, you can travel at a leisurely pace along the broads and moor up at one of the local pubs. The Ferry Inn at Horning serves food all day and offers a fantastic outdoor space and plenty of mooring.

If you would rather stay on dry land, you can wander through the riverside park and feed the ducks, enjoy afternoon tea at one of the quaint tea rooms or simply sit and watch the boats go by in a sunshine filled pub garden.

The Bure Valley railway, which started in 1900, begins its journey in the centre of Wroxham. Both a steam and diesel train run the 18 mile round trip, taking you on a tour of pretty Norfolk villages and ending in Aylsham.

A fun family day out can be had at Wroxham Barns where crafts activities and a Junior Zoo are two of the many activities to enjoy, finishing off with a piece of homemade cake or perhaps a Norfolk brewed cider. For sailing enthusiasts, the Norfolk Broads Yacht Club is situated close by, offering a large club house, ample mooring and many organised events for both members and guests.

A gem in the Norfolk countryside, Wroxham offers plenty to see and do, whilst being easily accessible by car, train, bus and perhaps even boat from Norwich and the coast.



Note from Sowerbys



River Bure, Wroxham

“Make the very best of such a perfect location close to such a famous stretch of water.”



SERVICES CONNECTED

Mains water, drainage, gas and electricity.

COUNCIL TAX

Band C.

ENERGY EFFICIENCY RATING

D. Ref:- 3537-0026-2200-0358-8222

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: ///universe.jiffy.handover

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

To mark our 30th anniversary year, we're making a donation
to these Norfolk charities every time we sell a home

*Nelson's
Journey*

 **St Martins**
more than a home
for the homeless

 **mind**
Norfolk and
Waveney

 **Cancer
Charity**
— EST. NORFOLK 1989 —

 **East Anglian
Air Ambulance**

Sowerbys Estate Agents Limited is a company registered
in England and Wales, company no: 05668606.
Registered office 54 Westgate, Hunstanton, Norfolk, PE36 5EL

