

LANDLES



"The Old School House" | 5 Weasenham Road | Great Massingham



**Generous sized former Victorian School House,
in a sought after Norfolk Village famous for the
village green and ponds.
3 Bedrooms, 2 Bathrooms, 2 Reception Rooms,
Conservatory, Gardens & a range of useful outbuildings.**

**NO ONWARD CHAIN
Guide Price £495,000**

Folio: W/623ts



- Living Room
- Dining Room
- Breakfast Kitchen
- Study
- Conservatory
- Stairs to First Floor Landing



- 3 Bedrooms, 1 Ensuite
- Bathroom
- Front & Rear Gardens & off-street Parking
- No Onward Chain

Great Massingham is a particularly sought after North West Norfolk village centred around its well known extensive village green and large ponds that provide a picturesque setting for its many period and traditional homes. King's Lynn is about 13 miles to the West, Swaffham about 11 miles to the South, about 11 miles to Fakenham and Burnham Market some 16 miles to the North. This is an ideal location for easy access to the surrounding delightful countryside and other villages, and the North Norfolk coast. The village has a variety of local amenities including village shop, church, and well-known hostelry The Dabbling Duck.

"The Old School House" was formerly a schoolhouse, being adjacent to the village primary school, constructed in red clay brick under pitched hipped tiled roofs. It is deceptively spacious and occupies a long mature garden pot including some useful outbuildings. The present owners increased the space by adding a traditional styled timber and glazed conservatory off the breakfast kitchen. The first floor offers three good bedrooms with an en-suite and separate main bathroom. To the ground floor is a study or potential 4th bedroom, located at the rear off the sitting room. Gardens are mature and predominantly laid to lawn with the benefit of off-street parking at the front. VIEWING THOROUGHLY RECOMMENDED.

Entrance Porch

5' x 4' 7" (1.52m x 1.4m)

With external door, tiled floor and radiator with thermostat.

Cloakroom

5' 9" x 5' 9" (1.75m x 1.75m)

With low level WC, pedestal hand basin, tiled floor and towel radiator.

Breakfast Kitchen

16' 5" x 15' 8" (5m x 4.78m)

With fitted wall & base units, fitted worktops, inset 2 bowl sink with monobloc tap, second inset sink with monobloc tap, electric 'Redfyre' range cooker, electric oven, electric hob, point & space for a dishwasher, space for a freestanding fridge/freezer, walk-in pantry cupboard, cabinet downlighters, ceiling spotlights, towel radiator and tiled floor, French doors to;

Conservatory

16' 11" x 10' 7" (5.16m x 3.23m)

Dwarf brick walled construction with double glazed windows, 2 sets of French doors, tiled floor and radiator.

Inner Hall

With tiled floor, radiator with thermostat, storage cupboard with plumbing & space for a washing machine and stairs to the first floor landing.

Dining Room

16' 5" x 11' 11" (5m x 3.63m)

Dual aspect with brick fireplace & woodburning stove, wooden flooring and radiator.

Living Room

15' 11" x 15' 8" (4.85m x 4.78m)

Dual aspect with brick fireplace & open fire, wooden flooring, radiator & BT telephone point.

Study

14' 8" x 6' 11" (4.47m x 2.11m)

With external door and 2 radiators with thermostats.

Stairs to First Floor Landing

With radiator with thermostat.

Bedroom 1

15' 9" x 15' 2" (4.8m x 4.62m)

Triple aspect with built in wardrobe, storage cupboard, 2 radiators with thermostats and wooden flooring.

Ensuite

6' 3" x 6' (1.91m x 1.83m)

With low level WC, vanity hand basin with cupboards under, corner shower cubicle with electric shower & sliding doors, tiled walls, radiator with thermostat, shaver point and wooden flooring.

Bedroom 2

12' 6" x 11' 7" (3.81m x 3.53m)

With walk-in cupboard, pedestal hand basin and radiator with thermostat.

Bedroom 3

10' 2" x 9' 11" (3.1m x 3.02m)

Dual aspect with vanity hand basin with cupboards under, radiator with thermostat and point for a wall light.

Bathroom

9' 11" x 5' 11" (3.02m x 1.8m)

With low level WC, pedestal hand basin, bath, corner shower cubicle with electric shower & sliding doors and tiled walls.

Outside

The property sits well back from Weasenham Road stone walling to the front and delightful garden mostly laid to lawn with a variety of established planting. There is off street parking for a couple of vehicles. At the rear there is an enclosed, private garden also laid to lawn for easy maintenance and a gravel patio area at the back of the house. There is a detached **Workshop** 14' 5" x 7' 5" (4.39m x 2.26m) with lighting & power and housing the oil-fired boiler for the property.





TOTAL APPROX. FLOOR AREA OF HOUSE 1984.54 SQ.FT. (184.37 SQ.M.)
The Old School House, 5 Weasenham Road, Great Massingham, PE32 2EY

Illustration for identification purposes only, measurements are approximate, not to scale.



Energy Performance Certificate (EPC) The EPC for this property is provided by an Energy Assessor independent of LANDLES. Applicants should view the complete EPC report online at <https://www.epcregister.com/reportSearchAddressByPostcode.html> and searching by postcode.

Services Mains water & electricity are understood to be available. Independent drainage. These services and related appliances have not been tested.

Council Tax Enquiries indicate the property is assessed at Council Tax Band "D" with a current annual charge of £2,106.13 2023/2024.

Tenure Freehold. Vacant possession upon completion.

Viewing Further details and arrangements for viewing may be obtained from the appointed selling agents, **LANDLES**

Negotiations All negotiations in respect of this property are to be carried out strictly via the Agents, **LANDLES**

Anti-Money Laundering Directive: Prospective purchasers will be required to provide the usual PROOF OF IDENTITY documents at the stage of agreeing a subject to contract sale.

OFFER REFERENCING: Applicants who wish to put forward subject to contract offers agree to the selling agents, LANDLES, making the usual enquiries in respect of chain checking, to provide evidence of a lenders mortgage application in principal note, and to provide proof of funds on request, etc.

Privacy Statement: The LANDLES Privacy Statement is available to view online or upon request.

SUBJECT TO CONTRACT: ALL NEGOTIATIONS IN RESPECT OF THIS PROPERTY REMAIN SUBJECT TO CONTRACT AT ALL TIMES. Please read the IMPORTANT NOTES included on these Particulars.

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