The background of the entire page is a photograph of the interior of Old School Cottage. It shows a bright room with light-colored walls and a wooden floor. On the left is a large brick fireplace with a dark wood-burning stove. In the center is a large window with a wooden frame and floral curtains, looking out onto a green landscape. To the right is another window and a small framed picture of a beach path. In the foreground, there is a patterned sofa and the back of a wooden dining chair. The text is overlaid on the lower half of the image.

THE STORY OF

Old School Cottage

Swanton Novers, Norfolk

SOWERBYS



THE STORY OF

Old School Cottage

St.Giles Road, Swanton Novers,
Melton Constable, Norfolk
NR24 2RB

Former Victorian Schoolhouse, Thoughtfully
Converted into a Unique and Characterful
Norfolk Home

Beautiful Open-Plan Living Space with High
Ceilings and Abundant Natural Light – Perfect for
Entertaining or Unwinding

Bespoke Oak Kitchen Featuring a Striking
Aluminium Sink Unit Crafted from Reclaimed
Spitfire Materials – a Creative and Sustainable
Centrepiece

Cosy Reception Room with Log Burner, Creating
a Warm and Inviting Atmosphere for Year-Round
Comfort

Three Well-Proportioned Bedrooms, All Enjoying
Lovely Views Over Surrounding Farmland to
Front and Rear

Contemporary Family Bathroom Upstairs and a
Stylish Shower Room on the Ground Floor for
Added Convenience

SOWERBYS HOLT OFFICE
01263 710777
holt@sowerbys.com





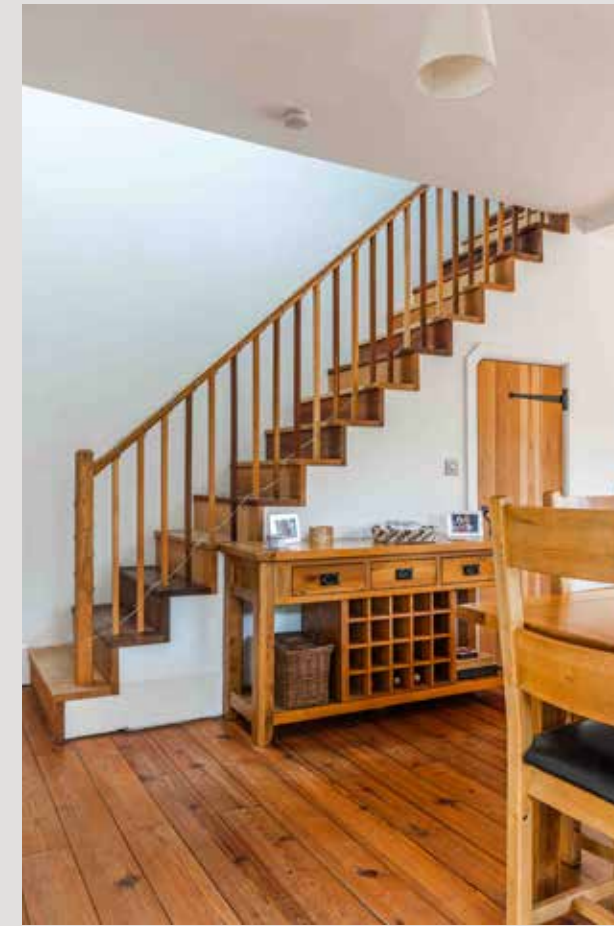
Nestled in the peaceful village of Swanton Novers, Old School Cottage is a beautifully reimagined Victorian schoolhouse that seamlessly blends historic charm with thoughtful modern touches. Formerly the village's school, this unique semi-detached home has been cherished as a much-loved Norfolk retreat by its current owners and now presents a rare opportunity for those seeking character, space, and tranquility.

Stepping inside, the sense of light and volume is immediate. The ground floor is centred around a generous open-plan living space, where high ceilings and large windows create an airy, welcoming feel. A cosy log burner provides warmth and atmosphere, while the bespoke oak kitchen is a true talking point—complete with a striking aluminium sink unit fashioned from reclaimed Spitfire materials, adding a sustainable and creative twist. A modern shower room completes the ground floor.

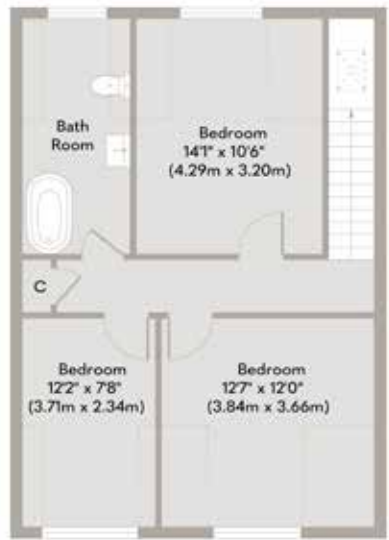
Upstairs, you'll find three well-proportioned bedrooms, each enjoying far-reaching views over open farmland. A family bathroom serves the upper floor, offering practicality alongside comfort.

Outside, the appeal continues. A spacious front garden provides ample parking and sets the tone for the generous rear garden beyond—an idyllic spot with mature trees, open skies, and plenty of space to unwind. A substantial timber workshop sits tucked to one side, perfect for hobbies, storage or further potential.

With the benefit of air source heating and offered with no onward chain, Old School Cottage is a home full of individuality and charm—perfectly placed for those looking to embrace village life in a wonderfully rural setting.







First Floor
Approximate Floor Area
603 sq. ft
(56.02 sq. m)



Ground Floor
Approximate Floor Area
853 sq. ft
(79.24 sq. m)

Outbuilding
Approximate Floor Area
259 sq. ft
(24.06 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.

Swanton Novers

AN IDYLIC COUNTRYSIDE HAVEN

An enviable location in North Norfolk, Swanton Novers is a picturesque and attractive small village in a secluded area, just to the west of Melton Constable and about six miles south of the Georgian market town of Holt.

There's a modern village hall with a full diary of events, including regular live music, coffee mornings, supper nights and carpet bowls. Within the village there's holiday accommodation for beautiful retreats and the village is also surrounded by meadows and woodlands. Sitting just outside the village is the church - St Edmund's - which is thought to date back in parts to the 12th century.

A strong sense of community thrives among the proud residents and local businesses of Holt, and many of the latter champion the local 'Love Holt' initiative which waves the flag for the independent shops that add vibrancy to the Georgian town centre. Throughout the year, there are plenty of local events including a summer Holt Festival and 1940s Weekend, which takes over the town and 'Poppy Line' heritage railway that runs between here and Sheringham.

With a traditional butcher, fishmonger and greengrocer, the town even has its own department store and food hall, Bakers and Larners, a local landmark which has been run by the same family since 1770.

The cathedral city of Norwich is just 24 miles distant from Swanton Novers. From Norwich, there are direct trains to London Liverpool Street and Norwich Airport is a convenient worldwide gateway via Schiphol Airport.



Note from Sowerbys



Swanton Novers, Melton Constable

“Old School Cottage presents a rare opportunity for those seeking character, space, and tranquillity.”



SERVICES CONNECTED

Mains water and electricity. Shared sewerage treatment plant. Air source heat pump.

COUNCIL TAX

Band C.

ENERGY EFFICIENCY RATING

C. Ref:- 0360-2146-8470-2325-6885

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: ///else.dubbing.armrests

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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