

# SOWERBYS

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## Beaver House

Norwich Road, Reepham, Norfolk, NR10 4JN

£495,000

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## Beaver House

An extraordinary opportunity to purchase a most beautifully refurbished Grade II listed period cottage in the heart of Reepham which has both commercial and residential usage, ideal for a large family house or has recently been run as an extremely successful interior design shop and café, which has now relocated. The accommodation in the residential comprises:- entrance hall, sitting room, open plan dining/kitchen area, first floor landing, four bedrooms and a family bathroom. To the outside is a courtyard area. The commercial/retail unit consists of two retail areas and at the rear a café retail area, with commercial kitchen, which has been run very successfully over the last few years. Outside is a lawned rear garden with summerhouse.

## Reepham

The popular and attractive town of Reepham lies about 12 miles to the northwest of Norwich. Reepham has held its 'market town' status since 1277. The town has a highly regarded Primary school and an 'outstanding' Secondary school which achieved the highest Ofsted rating in the UK and has an adjoining Sixth Form College. In the town there is a large park with a wide range of facilities including an adventure playground, public tennis courts and a large selection of shops for a town of its size, including: a bank, a newsagent, post office, library, health care centre, pharmacy, greengrocer, butchers, a whole foods and hardware store. The town holds a market in the square every Wednesday and there is a hotel with public sports facilities and two further public houses. The town of Aylsham is a short drive away, and holds a market every Monday and Friday, offering a wide selection of amenities. In addition the nearby Georgian town of Holt enjoys a wide variety of shops, restaurants, antique shops, galleries and individual boutiques. Holt is also home to the highly regarded Gresham's Public Prep, Pre-Prep and Senior School with its outstanding facilities. 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. The Cathedral City of Norwich is approximately half an hour by car and offers access to all the major rail links and Norwich International Airport.







## Outside

### Rear Garden

The main rear garden has an attractive stone terrace leading on to an attractive lawned area with established railway sleeper retained shrub bed borders and mature. At the rear of the garden area is a timber summerhouse and a useful fenced off storage area. There is also a Calor gas storage tank for the kitchen cooker.

### Inner Courtyard

Which has an attractive stone terrace, shrub bed borders and large fig tree. Outside lighting, access to further out buildings and cold water tap.

## Energy Efficiency Rating

An Energy Performance Certificate is not required for this property due to it being Grade II Listed. For more information please visit: <http://www.surveyandtest.com/what-do-epc-changes-means-for-agents>

## Council Tax Rate

Band C

## Services

TBC



## Accommodation Comprises :-

### Beaver House - Residential Area

#### Entrance Hall

Traditional Georgian panelled front door with fanlight window over, enclosed radiator and tiled flooring, staircase to main landing.

#### Sitting Room

**12' 5" x 11' 5" (3.78m x 3.48m)**

Period cut out fireplace with a beautiful marble surround, Georgian sash windows, built-in storage cupboard with shelves and wonderful bookshelf style wallpaper.

#### Dining Room

**15' 0" x 12' 9" (4.57m x 3.89m)**

Original terracotta pavement tiled floor large fireplace incorporating a raised cast iron wood burning stove with log storage under set on a raised pavement tiled hearth, built in panelled corner cabinet, central beam, large Georgian sash window and a half glazed door leading out to the rear courtyard area. Open plan access to the:

#### Kitchen

**10' 0" x 5' 0" (3.05m x 1.52m)**

Having a range of fitted base units with work top surfaces incorporating one and a half bowl stainless steel sink with chrome hot and cold mixer tap, fitted electric oven with a four ring hob over and cream splashback tiling.

#### Landing

A good-sized light and airy landing, with balustrading looking down on to the entrance hall, traditional sash window overlooking the rear garden.

#### Bedroom One

**13' 3" x 11' 10" (4.04m x 3.61m)**

Georgian sash window to the front aspect.

#### Bedroom Two

**13' 0" x 11' 5" (3.96m x 3.48m)**

Cast iron fireplace with mantelpiece surround, large walk-in wardrobe cupboard with hanging rail and coat hooks and Georgian sash window to the front aspect.





### Bedroom Three

13' 0" x 12' 3" (3.96m x 3.73m)

Cast iron fireplace large walk-in wardrobe, ideal for conversion to en-suite shower room, subject to relevant planning requirements and inspection, and large Georgian sash window to the front.

### Bedroom Four

11' 10" x 10' 0" narrowing to 6' 5" (3.61m x 3.05m > 1.96m)

Fitted book shelving, traditional latched door and Georgian sash window looking out on the garden.

### Bathroom

9' 3" x 12' 9" (2.82m x 3.89m)

White bathroom suite comprising a panelled bath, fitted shower with Mira shower, pedestal wash hand basin and low level WC. Inset lighting, Georgian sash window with views to the rear and large walk-in airing cupboard housing the 'Glow worm' gas fired boiler supplying domestic hot water and radiators.

### Beaver House Commercial/Retail Area

#### Main Front Retail Area

21' 0" x 15' 8" (into display bay windows) narrowing to 11' 10" (6.4m x 4.78m > 3.61m)

Period shop front with two large bay display windows with central glazed entrance door. Original shop fitting include, open dresser and drawers, access door to residential area, bi-fold doors leading through to the:

#### Secondary Retail Area

11' 9" x 9' 5" (3.58m x 2.87m)

Glazed double doors leading through to the:

#### Café Retail Area

40' 0" x 12' 10" narrowing to 5' 3" (12.19m x 3.91m > 1.6m)

A very busy and successful Café/Restaurant area with full planning permission and planning regulations. Attractive oak flooring, skylight windows, decorative fireplace. Preparation area with raised granite covered service area with a fitted sink, bin storage and large fridge. Bi-fold doors leading onto the rear garden and a separate glazed door leading onto the inner courtyard.



### Commercial Kitchen

9' 0" x 7' 8" (2.74m x 2.34m)

A good range of white fitted base units and worktop surfaces, open fitted shelving, two bowl stainless steel sink and a separate stainless steel hand sink, gas point and electric cooker point, large extractor fan.