



The Old School Room, Hempstead

See all our properties at [OnTheMarket.com](https://www.onthemarket.com)

Independent Estate Agents

Pointens





**The Old School Room, Ponds Hill Road
Hempstead, Holt, Norfolk NR25 6TW**

Holt 2 miles Norwich 20 miles
North Norfolk Heritage Coast 4 miles

The property offered for sale is a detached former Victorian school room tucked away in a wonderful quiet location next to the village church. A particular feature of the property is the uninterrupted rural view to the front aspect. The Old School Room is situated just 2 miles from the popular Georgian town of Holt and all its amenities, and just 4 miles from the North Norfolk Heritage coastline which offers extensive beaches and prolific wildlife.

GUIDE PRICE £500,000



THE PROPERTY

The property offered for sale is a highly individual detached period property situated in a superb rural location in the heart of this popular village, just 2 miles from the Georgian town of Holt. The Old School Room was originally constructed in 1877 and used originally as a school, then a reading room and meeting rooms over the years. The building remained empty for many years until 1977 when the present owners purchased the property and converted it into a dwelling. The accommodation now comprises a sitting room, a garden room, a dining room and kitchen, a utility room, three bedrooms, a shower room, bathroom and a cloakroom. The property enjoys the benefit of some secondary double glazing and oil fired central heating. Outside, there is hard standing for 2/3 vehicles and there are pleasant private grounds surrounding the property on all four sides. There is no onward chain.

LOCATION

Hempstead is a small unspoilt village located about 2 miles south east of Holt. The village is not far from the coast at Weybourne and is set amongst rolling countryside with lovely walks and cycle rides on the doorstep. The Pigs pub at Edgefield is close by and is known for its excellent food and drink. The ruins of Baconsthorpe Castle are in the adjoining village and Selbrigg Lake, where the river Glaven rises, is nearby. The village is only a couple of miles from the elegant Georgian town of Holt. The centre of Holt comprises mainly individual shops and businesses where a friendly and personal service still remains. The town is also home to Gresham's Public Schools. The North Norfolk coastline is about 14 miles distant with Salthouse, Cley, Blakeney and Morston all within easy reach. Holt is well serviced by bus routes with direct rail links to Cambridge and London from King's Lynn and Norwich. Norwich Airport has access to most international destinations via Amsterdam (Schiphol).

DIRECTIONS

Leave Holt via Station Road. At the T-junction with the bypass turn left and then immediately right into Hempstead Road. After around 1 mile take the first right hand turning signposted Hempstead. Proceed into the village. The entrance to The Old School Room will then be found on the right hand side beside the village church.

ACCOMMODATION

The accommodation comprises:

Entrance porch

Coat pegs and fitted cupboard. Door to -

Entrance Hall

Exposed brick and flint work.

Kitchen (10'9 x 7')

Range of fitted base units with working surfaces over. Fitted double oven. Surface hob. Extractor hood. Double drainer sink unit. Tiled splashbacks. Range of matching wall units. Radiator.

Dining Room (14'x 11', double aspect)

Red brick fireplace housing a wood burner. Radiator. Telephone point.

Inner Hall, leading to -

Sitting Room (18'3 x 14', double aspect)

Television point, two radiators, wood burner style fireplace. Double doors leading to -

Garden Room (10'10 x 9'10)

Double doors leading to the side garden.

Utility Room (11'4 x 7')

Base unit with sink over and mixer tap. Fitted dishwasher. Plumbing for automatic washing machine. Space for fridge/freezer. Fitted shelving. Velux window. Boulter boiler for central heating and domestic hot water. Door to outside. Telephone point.

Lobby

Airing cupboard with fitted shelving and factory lagged hot water cylinder.

Bedroom One (14' x 12')

Extensive range of fitted bedroom furniture comprising fitted wardrobes, storage cupboards and drawers and a dressing table. Radiator.

Bedroom Two (15'2 x 14'2)

Two fitted double wardrobes. Two radiators.

Bedroom Three (14'2 x 6'8)

Radiator.

Bathroom

Panelled bath with shower over. Shower rail and curtain. Pedestal washbasin, radiator. Electric wall mounted heater.

Shower Room

Pedestal washbasin, W.C., tiled shower cubicle with fitted shower. Tiled walls and floor. Radiator. Dimplex electric wall mounted heater.

Cloakroom

W.C.,

Curtilage

To the side of the property there is a hard standing area for 2/3 cars. To the front there is a lawned garden with various inset flower and shrub beds and to the side, where the majority of the garden is, there is also further lawned areas with various inset flower and shrub beds, a log store and a wooden garden shed (15' x 9'6), and a further wooden garden shed (12'6 x 15'). To the rear of the property there is a further lawned garden with an apple tree, a modern plastic oil tank and a wooden garden shed.

See all our properties at:



General information

Tenure: Freehold.

Services: Mains water and electricity are connected. Drainage is via a septic tank.

Council Tax Band: E (£2618.03—2023/24)

Energy Performance Certificate: E..

Local Authority: North Norfolk District Council. Tel: 01263 513811.

Viewings: Strictly via the sole agents, Pointens Estate Agents, Tel: 01263 711880.

Reference: H313034.

Agents Notes: Intending purchasers will be asked to produce original Identity Documentation and Proof of Address before solicitors are instructed.

Important Notice

Messrs. Pointens for themselves and for the Vendors or Lessors of this property whose Agents they are, give notice that:

These particulars have been prepared in accordance with the Property Misdescriptions Act 1991 and they are intended to give a fair and substantially correct general description of the property for the guidance of intending purchasers, and they do not constitute part of an offer or contract.

Please note that: Photographs may have been taken with the use of a wide-angle lens

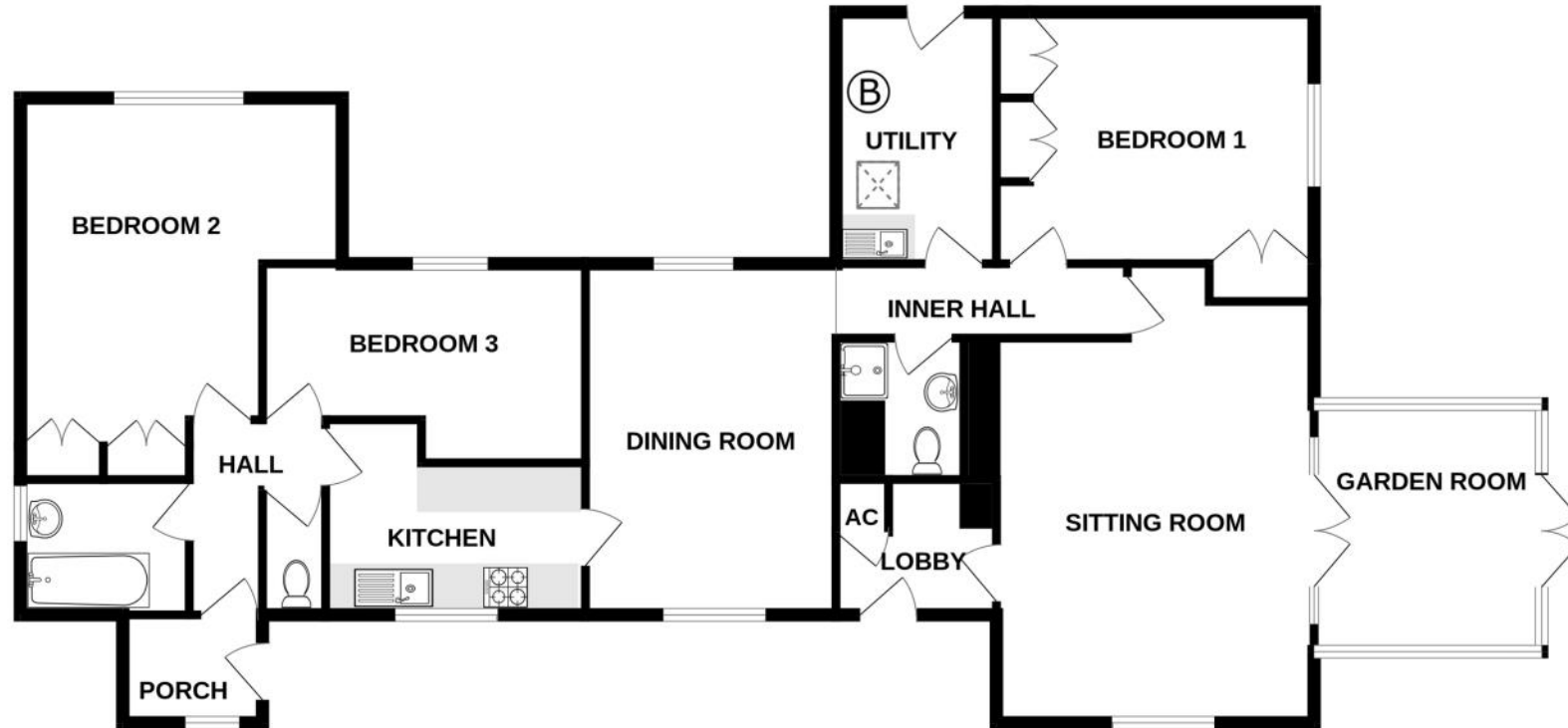
We have not tested any heating installations, other appliances or services and it is therefore the responsibility of the purchaser, their solicitor or surveyor, to ascertain their condition and serviceability.

Intending purchasers, particularly those who will be travelling some distance are advised to check with us first on the availability of the property and on any points which are of particular importance to them.

No person in the employ of Pointens has any authority to make or give any representations or warranties in relation to this property or these particulars, nor to enter into any contract on behalf of the Vendor or Lessor.



GROUND FLOOR
1403 sq.ft. (130.3 sq.m.) approx.



THE OLD SCHOOL ROOM, HEMPSTEAD NR25 6TW

TOTAL FLOOR AREA : 1403 sq.ft. (130.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix ©2023



18 High Street, Holt, Norfolk NR25 6BH | Tel: 01263 711880 | enquiries@pointens.co.uk

