



School House, Hall Lane, Knapton, North Walsham, NR28 0RZ Offers In Excess Of £375,000

- Characterful Period Detached Cottage
- Ground Floor Shower Room and First Floor Bathroom
- Ample Off Road Parking
- Popular North Norfolk Village Location
- Less Than Four Miles from North Walsham Market Town
- Three Bedrooms
- Generous Sized Garden
- Conservatory
- Two Miles from the Coast

Hall Lane, North Walsham NR28 0RZ

Situated within the idyllic village of Knapton, less than 3 miles from the Coast stands this handsome, detached period home.



Council Tax Band: C



DESCRIPTION

Situated within the idyllic North Norfolk Village of Knapton stands School House - a beautiful building formerly part of the Village School. Originally built in the late 1800's the property has been sympathetically converted into this delightful family residence whilst still retaining its characterful features from the fireplaces to wooden beams throughout. The property benefits from well presented front and rear gardens with ample parking to the front.

Internally the ground floor accommodation comprises of entrance hall with stairs to first floor, a wonderfully cosy living room with feature fire place and three piece shower room. The dining room, also with a feature fireplace, leads into the light and welcoming conservatory with two radiators to allow you to enjoy the views of the garden all year round. There is a useful utility area leading through to the country style kitchen. To the first floor there are three good sized bedrooms and a family bathroom.

GROUND FLOOR

ENTRANCE HALL

Timber framed main door to front entrance with coloured stained glass panels. Stair case to first floor. Radiator.

LIVING ROOM

Window to front aspect. Feature fireplace. Wood flooring. Radiator.

SHOWER ROOM

Window to side aspect. Three piece suite comprising of W/C, sink and single shower cubicle with mains connected shower. Tiled flooring. Radiator with wall mounted towel rail over. Fitted cupboard unit with shelves above.

DINING ROOM

Timber framed door with glass panelling to conservatory. Feature fireplace. Radiator.

CONSERVATORY

Timber framed door with glass panelling into rear garden, double glazed window to side. Two radiators. Tiled flooring.

UTILITY ROOM

Fitted with a range of wall and base units. Dual aspect room with one window to each side. Work surface housing ceramic butler sink and space and plumbing underneath for washing machine and dishwasher, and an under counter fridge. Radiator

under breakfast bar. The oil fired boiler can be found here. Laminate tiled flooring

KITCHEN

Timber framed barn door to rear. Fitted with a range of wall and base units with worksurface over housing ceramic sink and drainer, space for an electric oven with extractor fan over. Space under the counter for fridge and separate freezer. Radiator. Laminate tiled flooring.

FIRST FLOOR

LANDING

Radiator. Doors to all rooms;

BEDROOM THREE

Window to side aspect. Feature fireplace. wood flooring, radiator.

BATHROOM

Window to front aspect. A three piece suite comprising of W/C, corner bath, hand wash basin. Extractor fan.

BEDROOM ONE

Window to front aspect. Laminate flooring. Feature fireplace. Radiator.

BEDROOM TWO

Window to rear aspect. Feature fireplace. Fitted shelving units and clothing rail.

OUTSIDE

Externally the property is approached over a large shingle driveway with ample parking for multiple vehicle, the front of the property is partly lined by a low level brick wall with wrought iron fencing and benefits from beautiful views across to the field opposite. There is a side gate leading you to the rear garden which is mainly laid to lawn but features a patio seating area with original feature water pump, sheltered store area and two sheds.

AGENTS NOTES


This property is held in Freehold.
Mains drainage connected.
Oil fired central heating.
Tax band: C, North Norfolk District Council.
(£1,415.68 for 2023/24)

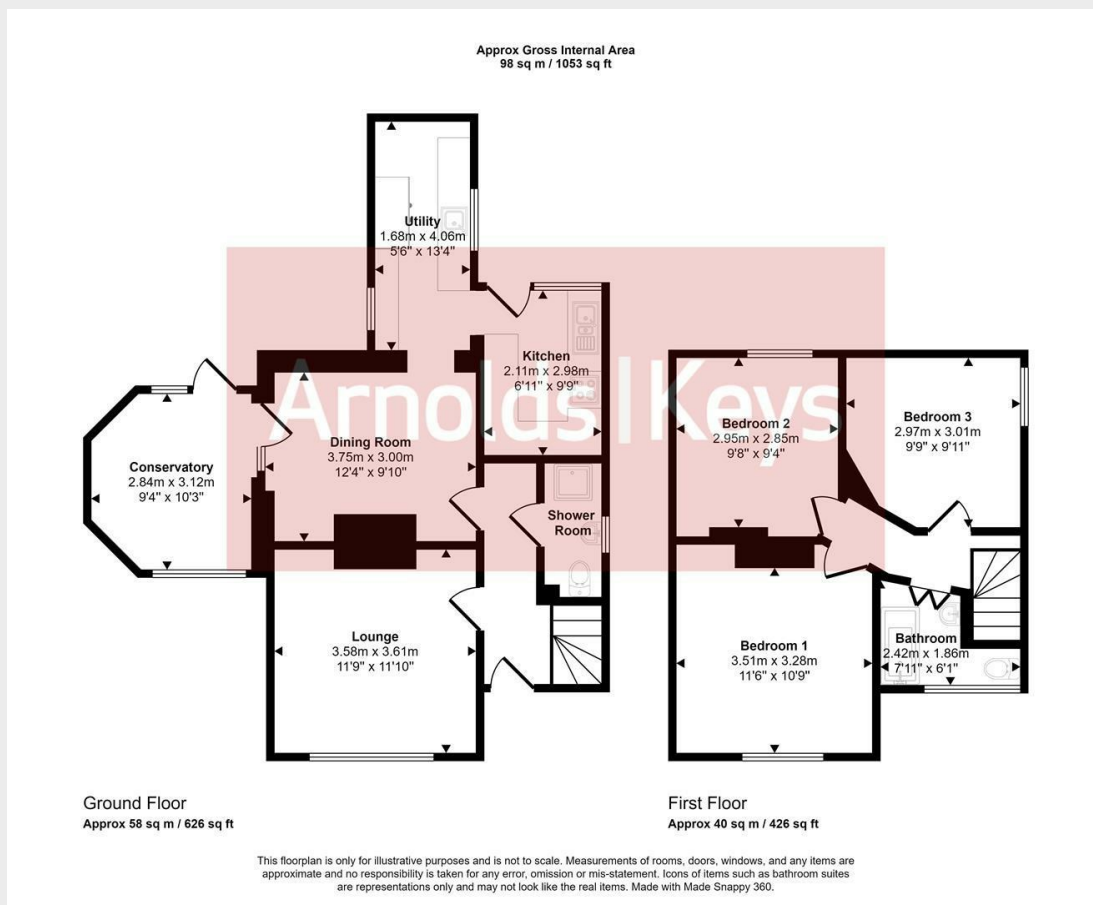


Viewings

Viewings by arrangement only. Call 01263 738444 to make an appointment.

EPC Rating:

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			77
(69-80) C			
(55-68) D			
(39-54) E		30	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC 	



Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon, and potential buyers are advised to recheck the measurements. Appliances will not have been tested in all cases and we cannot confirm they are in working order.

Arnolds Keys from time to time, recommends conveyancing services. Should you decide to use them we could receive a referral fee of up to £210. Arnolds Keys recommend Mortgage Advice Bureau (MAB) to sellers and buyer for mortgage advice. Should you decide to use MAB we would receive a referral fee of £250.