



The Old School House

School Road, Potter Heigham, Norfolk, NR29 5LW

BROWN & CO



The Old School House, School Road, Potter Heigham, Norfolk, NR29 5LW

A beautifully presented detached family home with charming period features throughout. Pleasant, landscaped gardens and parking.

£525,000



DESCRIPTION

The Old School House is a charming character property beautifully positioned in the picturesque Broadland village of Potter Heigham. The house dates to Victorian times and retains many of the period features once commissioned with lovely fireplaces, skirting boards and picture rails. The current owners have created a superb home which is offered to market in excellent order and will be of interest to buyers keen to establish themselves in a delightful pocket of Norfolk, with access to the nearby coastline and the broads.

The house is approached at the front into a porch and then into a spacious hall providing access to the principal ground floor rooms. The hall sets the tone for the house, and is light and airy with a cloakroom, and leads on to the staircase, dining room and access into the kitchen. Much of the charm of the house rests in the two reception rooms, which both feature fireplaces and provide views over the front and side gardens from their respective windows.

The kitchen is a super space with a central island and enjoys a range of integrated appliances. The garden room is situated off the kitchen and provides lovely views over the gardens.

On the first floor there are three bedrooms, and a family bathroom positioned off the main landing. The bedrooms are all comfortable doubles and are in immaculate order.

To the outside, the property enjoys a secluded and wonderfully private garden which is mainly lawned with a mixture of mature shrubs and herbaceous borders. There is parking at the house via a five-bar gate at the side which leads into a shingled hardstanding with parking available for several vehicles.

There is a home office available via separate negotiation and more details of this can be found through the selling agents.

Services – Oil fired central heating, mains water, mains drainage, mains electricity.

Local authority – Great Yarmouth District Council

Council tax band – D

LOCATION

Potter Heigham is one of the major boating centres of the Norfolk Broads on the river Thurne. The medieval bridge gives access to the Upper Thurne, Hickling Broad and Horsey Mere which are a haven for naturalists. The village is located off the A149 between Stalham and Great Yarmouth. Local amenities include Lathams Store, two public houses, a fish & chip shop, gift shop/newsagent and a post office. Weavers Way is a long-distance footpath (56 miles) which runs from Cromer to Great Yarmouth through Potter Heigham, Worstead, Stalham, Aylsham and Hanworth.

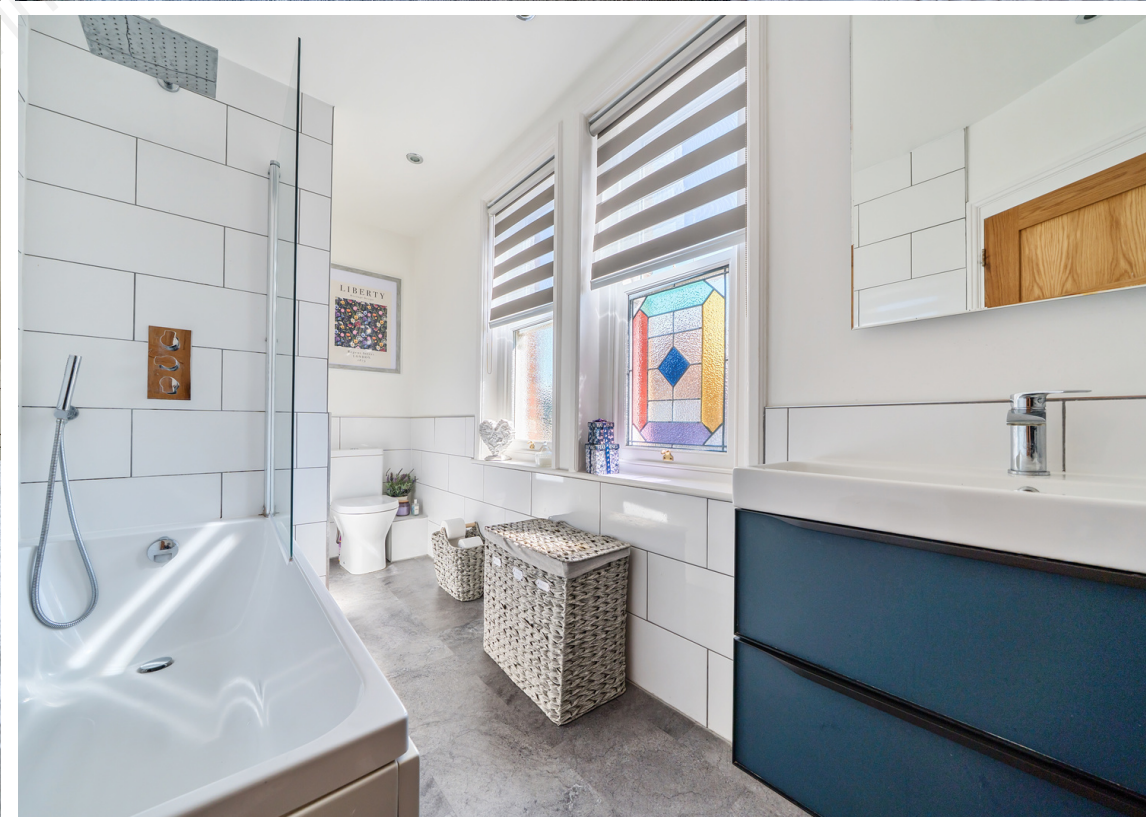
DIRECTIONS

Leave Norwich eastbound on the A47 to Acle, continuing as far as the roundabout at the end of the dual carriageway on the east side of Acle. Take the second exit off this roundabout onto the A1064. Follow this road over the bridge and turn left at Billockby, at the signpost to Potter Heigham. Remain on this road and continue to junction with the A149, turning left and follow this road through Repps with Bastwick towards Potter Heigham. Head past Lathams of Potter Heigham and then take the next left turn into Station Road. At the end of Station Road turn left into School Road and the property is located on the right-hand side on the corner.

AGENT'S NOTES:

- (1) The photographs shown in this brochure have been taken with a camera using a wide angle lens and therefore interested parties are advised to check the room measurements prior to arranging a viewing.
- (2) Intending buyers will be asked to produce original Identity Documentation and Proof of Address before solicitors are instructed.

VIEWING Strictly by prior appointment through the selling agents' Norwich Office. Tel: 01603 629871

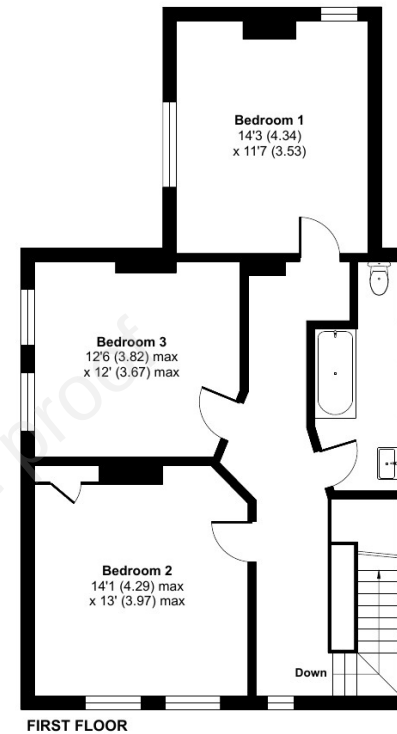
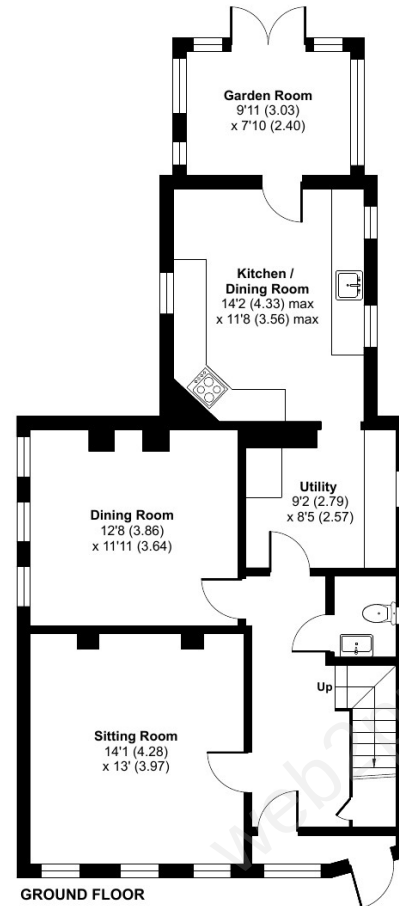




School Road, Potter Heigham, Great Yarmouth, NR29

Approximate Area = 1607 sq ft / 149.2 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © n°checom 2025. Produced for Brown & Co. REF: 1299384

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