



*The Old School, Trunch Hill,  
Denton, Nr Harleston, Norfolk.*



**MUSKER  
MCINTYRE**  
ESTATE AGENTS







Harleston - 4.9 miles  
Bungay - 5.5 miles  
Norwich - 15 miles  
Southwold & The Coast - 21.9 miles

The Old School offers an exciting opportunity to own an intricate part of the village's history that has been converted into a charming, deceptively spacious and versatile family home. The property is superbly situated in the Norfolk/Suffolk border village of Denton, amongst rolling countryside whilst offering excellent access to the market towns of both Bungay & Harleston. Internally this Victorian School House retains much of the character and open space boasting the original school room at over 34.ft which now serves as a stunning family sitting & dining space with part vaulted ceiling overlooked by the gallery landing. Three double bedrooms and a dressing room feature alongside a delightful kitchen and sun room. Externally the third of an acre plot boasts beautiful gardens, ample parking, garden room and a most impressive double garage/workshop.

Accommodation comprises briefly:

- Entrance Porch and Hall
- 34.ft Family Sitting/Dining Room
- Kitchen
- Sun Room/Utility
- Family Bathroom (Ground Floor)
- Bedroom One (Ground Floor)
- Stunning Gallery Landing
- Bedroom Two (First Floor)
- Bedroom Three (First Floor)
- Dressing Room (First Floor)
- Cloakroom (First Floor)
- Third of An Acre Grounds
- Large Double Garage/Workshop and Parking



### The Property

Stepping through the front door of this stunning home we are instantly struck by the impressive amounts of natural light and open spaces only a building such as this can offer. Attractive timbers line the floor whilst the extra wide staircase rises to the first floor. Pushing open the door ahead of us we enter the former school room which now serves as the most impressive sitting/dining room, at over 34.ft there is no compromise on space, whilst full height windows to either end of the room fill the space with natural light. To the front aspect two decorative windows look onto Trunch Hill whilst an imposing fireplace houses the recently fitted wood burner, bringing a cosy focal point to this vast room. In the dining area a door opens within the full height window and leads onto the patio and stunning gardens whilst overhead our eye is drawn to the full height vaulted ceiling with the gallery landing look down on the room. From here a door opens to the kitchen which our vendors have designed to be sympathetic to the building, a small range of fitted units incorporate a butler sink whilst further free-standing units provide additional storage and working areas. A window to the side brings natural light which is further enhanced by a large roof window above. French doors open to the sun room/utility space where we find the perfect spot to enjoy the garden throughout the year. French doors again feature and open to the garden and returning to the main house an inner hall leads from the living space. A large under stairs cupboard offers excellent storage and doors open to the ground floor bedroom and bathroom. The ground floor bedroom is the first of three impressive double rooms which offers a cool space on the eastern side of the house, two windows look to outside and a range of fitted wardrobes enhance the space. Adjacent the bathroom is of excellent proportions and boasts a bath with separate shower, wash basin and w/c all set against timber panelled walls. The bathroom opens to a small lobby area which in turn leads to outside offering access to the bathroom when working or entertaining outside without coming through the entire house. Climbing the delightful stairs we pass a low brick arch that peeks onto the landing before arriving at the same where the full effect gallery and scale of the vaulted ceiling is breathtaking. The landing is vast and has become a delightful working and display area for our current vendor. Set to the front we find a large double bedroom that is further enhanced by the dressing room. The dressing room offers ample space to serve as bedroom/nursery if one doesn't mind passing through the other room. The full height window from below offers a Juliet balcony effect which looks onto the parking and elevated gardens. Back on the landing we pass the first cloakroom before entering the main bedroom. This generous double room again boasts fitted wardrobes whilst exposed timbers rise into the vaulted ceiling. Complementing the room a door opens to a charming bridge, giving direct access to the upper level gardens.







## Outside

Approaching the property at the foot of Trunch Hill we are welcomed by the initial driveway area which offers space for two vehicles and opens via double gates to the impressive main parking area set between the property and the large double garage/workshop. The double garage offers a superb space perfect for the budding car enthusiast whilst at 24.ft x 19.ft the building offers a wealth of use and opportunity. Power and light are connected and we find a large loft area above. From the driveway we approach the property and step under the storm porch before entering the house. A path to the side leads us to the gardens. On the south side of The Old School doors open from both the sun room and the main Living space into the stunning gardens. Our current vendors have created a beautiful garden stocked with native flowers, and shrubs that fill the space with colour and scent throughout the year. A large patio leads from the house and paths between the beds take us around this delightful space. A separate garden room offers the perfect spot to relax and with power, light and water connected, again offers a wealth of uses. Steps to the eastern boundary lead us up to an open area of lawn framed with established trees and hedges where we pass a bridge that leads from one of the upper bedrooms directly into the garden. From here we enjoy the elevated views of the rolling countryside that surrounds the property. At the head of the space we find a kitchen garden from where two sets of steps return to the parking area and front entrance of the property.

## Location

The property is located in the popular South Norfolk village of Denton, which boasts a village hall and active community whilst neighbouring Alburgh offers a well regarded Primary School. The nearby market towns of Harleston and Bungay are vibrant, filled with historic buildings, beautiful churches and plenty of character around every corner you turn. Both boasts an impressive array of independent shops, doctor's surgery, post office, chemist, delicatessen and a range of coffee shops and cafes. The town of Diss, just a 15 minute drive away and boasts a direct train line to London Liverpool Street. approx 100 minutes.



### Fixtures & Fittings

All fixtures and fittings are specifically excluded from the sale (unless mentioned in the sales particulars), but may be available in addition, subject to separate negotiation.

### Services

Oil fired radiator central heating and hot water.  
Mains water and electricity.  
Private drainage.  
Energy Rating: TBA

### Local Authority

South Norfolk Council  
Tax Band: E  
Postcode: IP20 0AE

### Agents Note

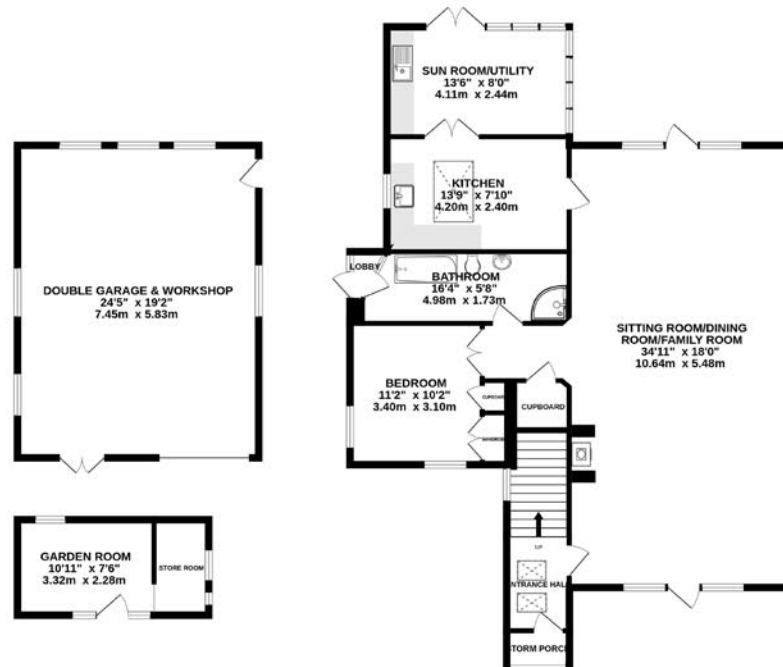
The property is offered subject to and with the benefit of all rights of way, whether public or private, all way leaves, easements and other rights of way whether specifically mentioned or not.

### Tenure

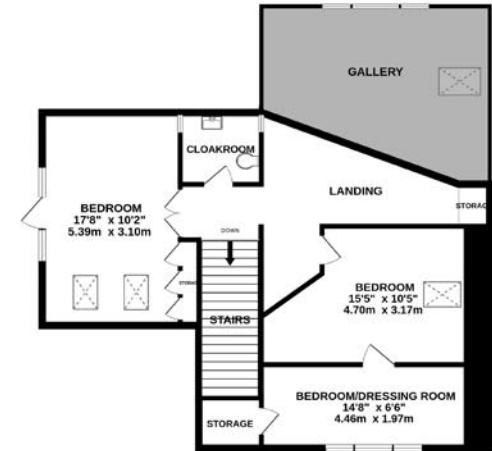
Vacant possession of the freehold will be given on completion.

Guide Price: £560,000

GROUND FLOOR  
1829 sq.ft. (169.9 sq.m.) approx.



1ST FLOOR  
724 sq.ft. (67.3 sq.m.) approx.



TOTAL FLOOR AREA : 2553 sq.ft. (237.2 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.  
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To arrange a viewing, please call 01379 882535

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Important Note: The floor plan is not to scale and is only intended as a guide to the layout. For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Furthermore NB:1. All dimensions are measured electronically and are for guidance only. 2. Descriptions of a property are inevitably subjective and the descriptions contained herein are used in good faith as an opinion and not by way of statement of fact. 3. Information regarding tenure, length of lease, ground rent and service charges is provided by the seller. These details do not form any part of any contract. Items included in a sale (curtains, carpets etc) are for you and your solicitor to agree with the seller.



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