



The Old School
The Low | Fressingfield | Suffolk | IP21 5QP

A CLASS ACT



This Victorian former school is full of character and charm. High ceilings, tall windows and a series of multipurpose ground-floor rooms, where light and space combine to create versatile modern living. Outside, landscaped gardens of around 0.45 acres enjoy far-reaching field views. With exceptional period features throughout and no onward chain, this property makes the grade as a stylish, flexible family home in a pretty sought-after Suffolk village.



KEY FEATURES

- A Beautiful Victorian Former School situated in the Village of Fressingfield
- Exceptional Character Features can be Found Throughout
- Four/Five Double Bedrooms and Four Bath/Shower Rooms
- Kitchen/Dining Room with Pantry and Additional Utility Room
- Four Reception Rooms
- A Huge Amount of Versatile Space with Fantastic Potential
- Landscaped Grounds include a Small Vegetable Plot and a Summerhouse
- Approximately 0.45 of an acre (stms) with Country Views
- 25 minutes to London Train Links and 30 minutes to the Coast
- No Onward Chain

Once a Victorian school, now a beautiful family home, this characterful property has graduated with flying colours. With tall ceilings and large windows, the interiors are wonderfully light and spacious; a perfect example of why Victorian architecture still earns top marks for charm and elegance. "We were initially drawn to the building because of its extraordinary architecture," explains the current owner, who worked with architects to design and sympathetically convert the property in 1997. Original features remain plentiful, from refurbished radiators and Victorian cast-iron windows to honey-coloured wooden flooring, all carefully preserved to honour the building's heritage. And while it may no longer be a place of chalkboards and ink wells, there's still an unmistakable sense of history woven into the walls.

Step Inside

The ground floor is wonderfully versatile, its interconnecting rooms flowing easily from one to the next. Offering almost 3,500 square feet of accommodation, this is a home with space to spare - designed to grow and adapt as life does. Whether entertaining, working from home, or enjoying the rhythm of family life, it adapts to every occasion. There are two sitting rooms: the largest serves as a lively family space, while the second works perfectly as a snug or children's playroom. The 'west' sitting room benefits from active planning permission to create a self-contained annexe, complete with a separate kitchen, mezzanine and its own separate entrance, making it ideal for inter-generational living or guest accommodation. The current owners have also created a ground floor bedroom with ensuite, perfect for guests or older relatives who prefer to avoid stairs.





KEY FEATURES

Beside it lies the hall/dining room, once the original school hall, now transformed into a truly striking living space. Stretching 28 feet in length, its lofty ceilings amplify the sense of light and scale, while a multi-fuel stove anchors the room as a focal point. Whether envisioned as an elegant dining hall or a relaxed family hub, it is a showstopping space that leaves a lasting impression.

Cook's Playground

The kitchen/dining room is another room where the impressive ceiling height comes into its own, giving the space a bright, uplifting energy. Expansive windows draw in streams of natural light, highlighting the shaker-style units and solid wooden worktops. A peninsula island offers a sociable touch, with room for bar stools - ideal for quick breakfasts, coffee with friends, or keeping the cook company.

Explore Upstairs

The first floor comprises three well-proportioned bedrooms and a family bathroom. Each bedroom offers generous space, perfect for family life, guests, or a home office if needed. The layout provides flexibility to suit different needs and lifestyle requirements, while the rooms themselves feel comfortable and inviting.

Step Outside

Set within approximately 0.45 acres (subject to measured survey), the landscaped gardens are generous, well maintained and full of character. To the rear, sweeping views extend across open countryside, offering both peace and privacy. "We see a huge range of wildlife here," explains the owner, "from buzzards and sparrowhawks to hares and muntjac." An expansive patio provides an ideal space for summer barbecues or simply relaxing outdoors, while a charming summer house offers a delightful vantage point over the village church and surrounding fields. Both front and rear gardens have been thoughtfully designed. The front, once the school playground, now accommodates multiple vehicles and is softened by mature trees and shrubs, creating a sympathetically designed, welcoming approach to this unique home. From rear patio to front garden, every element of the outdoor space has been carefully considered to complement this distinctive home and its picturesque surroundings.

Agents Note

We are informed that there is a Wayleave agreement between this property and Eastern Power Networks to access underground cable which runs along the southern perimeter of the front garden from the 3 properties to the east, rarely used - only once in the last eleven years.





























INFORMATION



On The Doorstep

Fressingfield is a welcoming and friendly village, where there is always something going on for residents of all ages who want to get involved. Essential amenities, including the GP surgery, primary school, village shop and church, are all within easy walking distance. The renowned and award winning Fox and Goose public house/restaurant provides a warm and inviting atmosphere for meals, drinks, or meet-ups with friends and is a 'foodie' destination well worth a visit. With its mix of convenience, community spirit and village charm, Fressingfield offers the perfect balance of everyday practicality and a relaxed, sociable lifestyle.

How Far Is It To?

Fressingfield is located approximately 12 miles east of Diss and just four miles from the market town of Harleston, it combines the peace of the countryside with easy access to nearby towns and the Suffolk Heritage Coast. The market town of Diss has both character and everyday convenience. With excellent rail links make commuting effortless - Norwich is just 20 minutes away and London Liverpool Street is accessible in around 90 minutes.

The picturesque coastal towns of Southwold, Walberswick, and Aldeburgh are all within a 30-40 minute drive offering sandy beaches, quaint harbours and coastal walks. Southwold has a mix of galleries, shops and eateries second to none and is well known not only for its beaches and pier but also for its ambience as a great place to visit and enjoy. The small bustling village of Walberswick with its cottages clustered around the village green is a favourite with locals and visitors alike whether stopping in for a meal at one of the cafes or public houses or taking the children crabbing. The town of Framlingham is a short drive away and has a lovely mix of independent shops, cafes and amenities as well as the stunning Framlingham Castle.

Directions

From Diss head east on the A143 and come off at Wells Lane after the Needham road roundabout. Turn right at the junction onto Shotford Road and head south on the B1116 through Weybread to Fressingfield. As you enter the village take the first left onto the Cratfield Road and the property is on the left just past an Old Chapel on your right.

What Three Words Location

Every 3 metre square of the world has been given a unique combination of three words. Download the app to pinpoint the exact location of this property using the words...
daredevil.misted.premiums

Services, District Council and Tenure

Oil Fired Central Heating, Mains Water & Drainage

Fibre Broadband Available - Current Provider is BT

Please check <https://www.openreach.com/fibre-checker> for your chosen provider

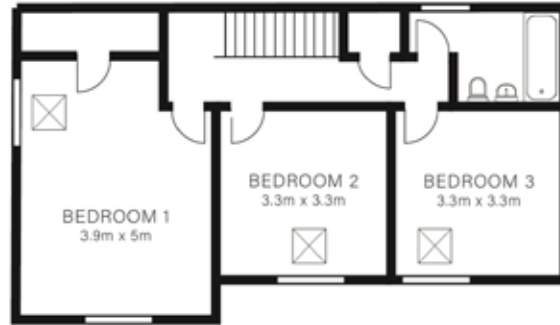
Mobile Phone Reception - varies depending on network provider

Please see www.ofcom.org.uk - to check Mobile/Broadband Availability

Mid Suffolk District Council - Council Tax Band E

Freehold

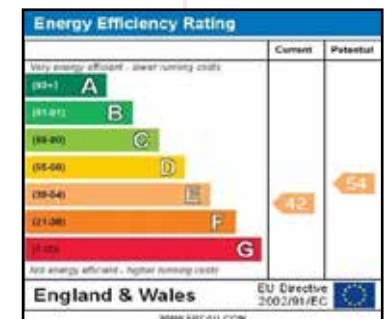
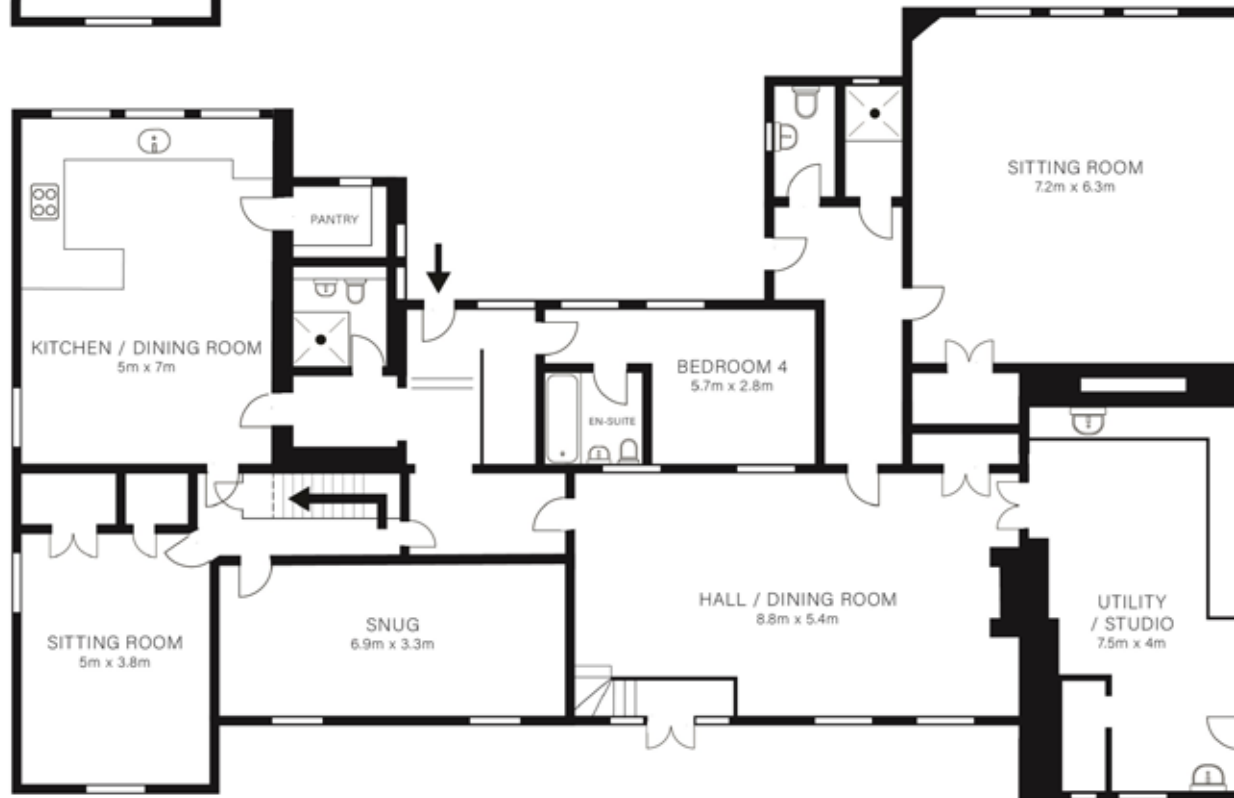
FIRST FLOOR
63.1 sq m



TOTAL AREA
324.88 sq m
(3496.97922 sq ft)



GROUND FLOOR
261.78 sq m



Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure.



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