



THE STORY OF

Old School House

Claxton, Norfolk

SOWERBYS



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Old School House

Church Lane, Claxton, Norfolk
NR14 7HY

Stunning Former School Conversion

Abundance of Natural Light

Superb Countryside Views

Beautiful Vaulted Sitting Room

Modern Well-Fitted Kitchen/Breakfast Room

Two Further Reception Rooms

Utility Room and Modern Bathroom

Three First Floor Bedrooms

Dressing Room with Juliette Balcony

Modern Family Bathroom and
Separate Shower Room

Top Floor Principal Bedroom

Parking and Well-Landscaped Garden

SOWERBYS NORWICH OFFICE

01603 761441

norwich@sowerbys.com





Old School House is a truly impressive and innovative knapped flint former school conversion, which offers an abundance of natural light, versatile and spacious accommodation, and panoramic views of the neighbouring church and gently undulating countryside. Having undergone a recent programme of updating, the finish throughout is superb.

The sitting room is a wonderful vaulted room, formerly the school hall, but today a delightful space perfect for entertaining and relaxing. The vaulted ceiling, with its exposed roof trusses, gives a great sense of space and light. A central fireplace is now home to a wood-burning stove, perfect for cosy nights in. To the rear is a well-appointed utility room.

From the entrance hall, there is a lovely well-fitted bathroom. The kitchen, at the heart of the home, is modern and offers plenty of storage cupboards and workspace. The addition of the island unit, with its marble top, makes a perfect spot to cook and socialise with friends and family.

Continuing through, you are drawn into the breakfast/dining room, which is a charming space, again flooded with natural light. A wood burner makes it a cosy room during the cooler months, whilst in the warmer months, the side porch leads you out onto the beautifully designed terrace.

Completing the ground floor are two further versatile reception rooms, currently used as a home office and separate home gym.





The first floor is home to three superb bedrooms and a modern, well-fitted shower room. The principal suite is located over two floors within the tower, with a modern, well-fitted luxurious bathroom and dressing room. A staircase then leads you to the top of the tower, where you will find the principal bedroom. Windows to all four elevations provide panoramic views of the gently undulating countryside. As you lie in bed, the skylight at the peak of the roof is a perfect spot for stargazing.

Outside and to the front, there is a gravelled driveway providing plenty of parking, a recently refurbished well, a low-level brick and flint boundary wall and some specimen planting.

To the rear, a willow fence gives a great sense of privacy to the wonderful terrace, perfect for entertaining and socialising. A low-level rendered wall frames the upper lawn, with established boundary hedging. To the side, you will find some really useful outbuildings, including a wood store, a great garden store and a secure oil tank shed.

Set in a wonderfully serene location, this exceptional home enjoys far-reaching views across the surrounding countryside, creating a peaceful backdrop to everyday life. Whether relaxing in the garden, entertaining on the terrace or simply enjoying the ever-changing rural outlook, it is a home that makes the most of its beautiful setting.



The countryside, so many walks, wildlife, the views...it's the perfect country home.





Whilst every attempt has been made to ensure the accuracy of the floor plan 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 or tenant. 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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Claxton

TRANQUIL NORFOLK VILLAGE
LIVING, JUST OUTSIDE NORWICH

Claxton is a peaceful rural village in South Norfolk, set amongst open farmland and the distinctive landscapes of the River Yare valley. Just eight miles south-east of Norwich, it offers a tranquil countryside setting while remaining within easy reach of the city.

Rich in history, Claxton is home to the medieval Church of St Andrew and the remains of Claxton Castle, a scheduled ancient monument dating back to the 14th century. The surrounding landscape is characterised by farmland, marshes and wide-open views, with the River Yare lying just to the north of the village.

The area is well placed for enjoying the Norfolk countryside, with footpaths and bridleways leading through the surrounding fields and towards the River Yare. Nearby Loddon provides everyday amenities, while Norwich offers an extensive choice of independent shops, restaurants, cultural attractions and schools.

For those seeking a rural lifestyle without feeling remote, Claxton offers a peaceful village setting with easy access to both Norwich and the wider Norfolk countryside, including the Broads and the waterways of the Yare Valley.



Note from the Vendor



“There’s a great community and, being an old school, there’s stacks of history...”



SERVICES CONNECTED

Mains electricity and water. Private drainage. Oil fired central heating.

COUNCIL TAX

Band E.

ENERGY EFFICIENCY RATING

F. Ref:- 8308-3065-8629-4427-9983

To retrieve the Energy Performance Certificate for this property please visit <https://find-energy-certificate.digital.communities.gov.uk/find-a-certificate/search-by-reference-number> and enter in the reference number above. Alternatively, the full certificate can be obtained through Sowerbys.

TENURE

Freehold.

LOCATION

What3words: /// hoaxes.shrimps.gazes

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SOWERBYS

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Registered office 23 Tuesday Market Place, King's Lynn, England, PE30 1JJ

