



5 Grammar School Yard
Banham | Norfolk | NR16 2HR

SCHOOL'S OUT. COMFORT IS IN



Positioned within the highly sought-after Grammar School Yard, in the heart of the Banham village, this exceptional and highly versatile Grade II listed 4-bedroom residence offers a rare opportunity to own a piece of history yet with day-to-day facilities and commuter links close by.



KEY FEATURES

- Grade II Listed Period Home
- Wonderful Village Location close to Church
- Generous Kitchen
- Formal Dining Room
- First Floor Sitting Room
- Three Bedrooms & Additional Room
- Family Bathroom
- Allocated Parking
- Small Pretty Garden
- No Onward Chain

Once part of a former school, the home effortlessly blends heritage and lifestyle, where original architectural features meet a warm and inviting interior. From the moment you arrive, there is a sense of quiet charm and authenticity, and the current owners were immediately drawn to the original features of beams and fireplaces, the sizes of the rooms and the versatility of the space. The quirkiness was also part of the initial charm and being in a lovely quiet village with local amenities was also an attraction. This is a home where history, character and lifestyle come together, inviting you to become part of its next chapter.

Step Inside

Stepping through the stable door entrance, you are welcomed into a thoughtfully arranged interior that balances practicality with charm. You arrive at the heart of the home, a light-filled kitchen offering views towards the garden. The kitchen opens out into dining space equally suited to relaxed breakfasts as it is to hosting a crowd. When the current owners have their children and grandchildren staying, the large dining room means there is plenty of space for everyone to gather around the table for food and games, or to sprawl out upstairs into the sitting room and playroom. The whole of downstairs stays quite cool in the summer which is a welcome relief after an afternoon in the sun. The study area is just off the dining room, beautifully partitioned by vertical beams, and next to it is an internal hallway with stairs rising to the first floor.

A Versatile Home Made for Living & Entertaining

The home offers enormous potential for repurposing rooms to suit changing needs, as the upstairs is bigger than the downstairs the configuration offers a variety of options to make it suit your family circumstances. When the current owners first moved in, the lounge was downstairs with a small dining area. This worked well when the children were young as it left generous bedroom and play space upstairs. As the children grew older the owners added a couple of stud walls in the large loft room to create privacy and independence and they moved the lounge upstairs to create a home office downstairs, making the most of the available space. The owners also installed an air source heat pump making the whole house really cosy in the winter.





KEY FEATURES

Offered with no onward chain, this is a unique chance to acquire a home that is as distinctive as it is inviting, perfect as a versatile permanent residence, a weekend retreat, or a countryside escape and is a home that will grow with your family.

Explore Upstairs

The first floor living room is both spacious and atmospheric, featuring a cast iron fireplace, an inviting focal point with the potential for a wood burner. This is a favourite space for the current owners, especially for a lazy Sunday morning coffee as it gets the best of the daytime sunshine, a bright and cheerful space. This is a room designed for comfort and retreat, and also where cosy evenings and quiet moments naturally unfold. The first floor reveals a charming split-level landing, leading to two well-proportioned bedrooms, each with their own character and outlook with elevated views across the village creating a peaceful and private atmosphere. The principal bedroom offers a characterful sleeping space, generous proportions with an abundance of natural light and its own ensuite shower room. A large beautifully appointed family bathroom provides a luxurious space to unwind, echoing the timeless elegance of the home itself and serves the social spaces as well as the second bedroom on this floor. Stairs to the second-floor lead to what was once a large attic room and now hosts two bedrooms and a playroom – this space would be perfect for adult children still living at home, or a home office space, or a yoga practice room even.

Step Outside

Just across the yard is a charming garden with raised beds, lawn and a seating area provides the perfect spot for morning coffee or evening relaxation, listening to the sounds of nature. The current owners love to read outside in the summer and added a pond in the raised bed to attract wildlife with visits from newts and frogs and sometimes hedgehogs too. The home has a designated parking space in the drive and use of one of the small outbuildings plus there is also room to park two vehicles in front of the house, which was helpful when the current owner's children were learning to drive. The cluster of homes has a wonderful neighbourly feel and for the Queen's Jubilee the whole yard gathered outside for a street party. It is a friendly community to be part of and something the current owners will really miss when they leave.





















INFORMATION



On The Doorstep

Banham is a popular and well-connected village with several shops, a church, a well-regarded primary school, a post office, a green, and even a zoo. There's plenty going on! The Garden House country pub offers food while The Banham Barrel is known for live music events. The Banham Community Centre offers a variety of sports, dance, and social events and of course Banham Zoo is on the doorstep for a great family day out.

How Far Is It To...

Attleborough town is just ten minutes away, offering supermarkets, independent shops, plus train links, while Diss, just 15 minutes' drive, has further amenities and fast and frequent rail services to London in around 90 minutes and Norwich within 20 minutes.

Directions:

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... What 3 Words Location [///seatbelt.onlookers.friday](http://seatbelt.onlookers.friday)

Services, District Council and Tenure

Air Source Heat Pump Heating

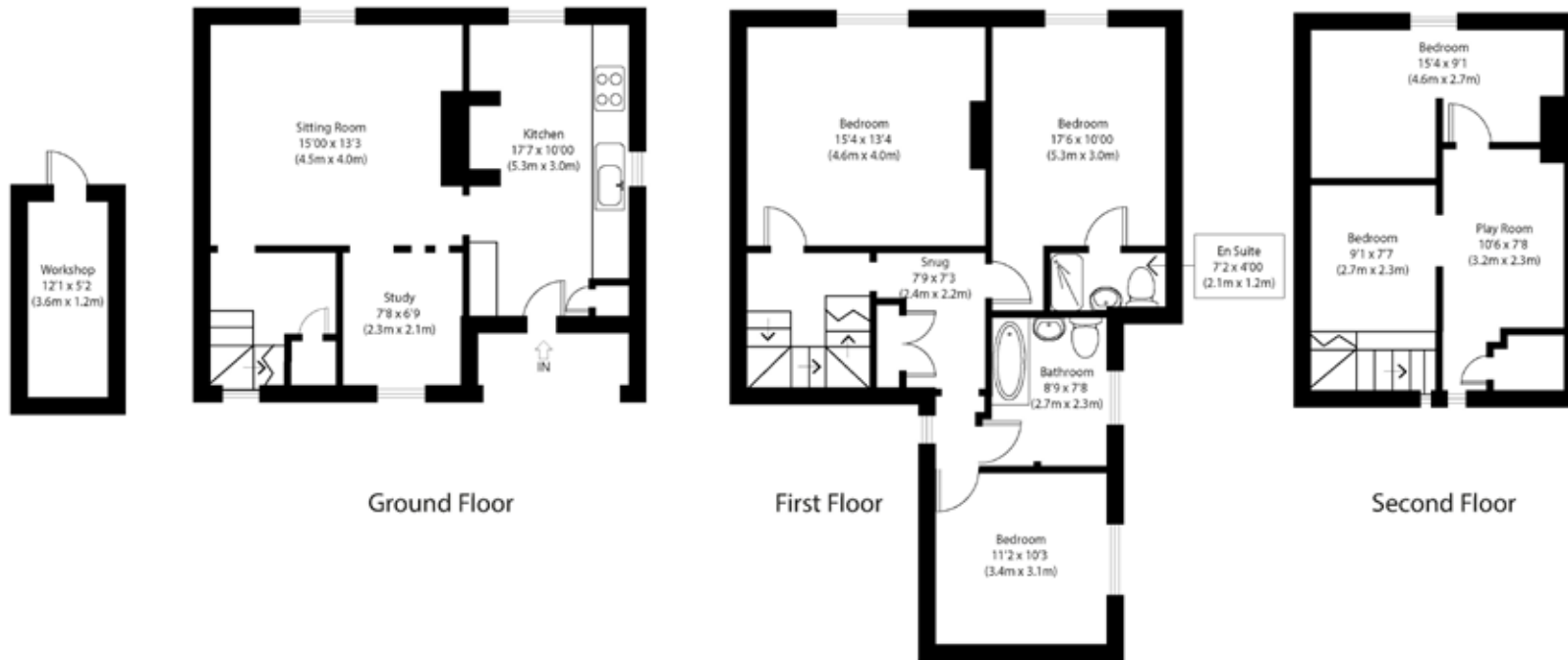
Mains Electricity, Water & Drainage

Broadband Available – please check www.openreach.com/fibre-checker

Mobile Phone Reception - varies depending on network provider Please see www.ofcom.org.uk to check.

Breckland District Council – Band B

TenureFreehold



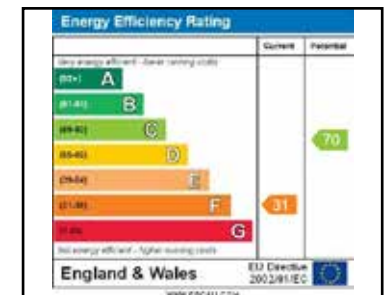
Ground Floor

First Floor

Second Floor

Approximate Gross Internal Area
 Main House 1660 sq ft (154 sq m)
 Outbuildings 65 sq ft (6 sq m)
 Total 1735 sq ft (161 sq m)

Disclaimer: Floorplan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of secondary valuation. copyright: www.photofirstgroup.co.uk



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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THE FINE & COUNTRY
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