



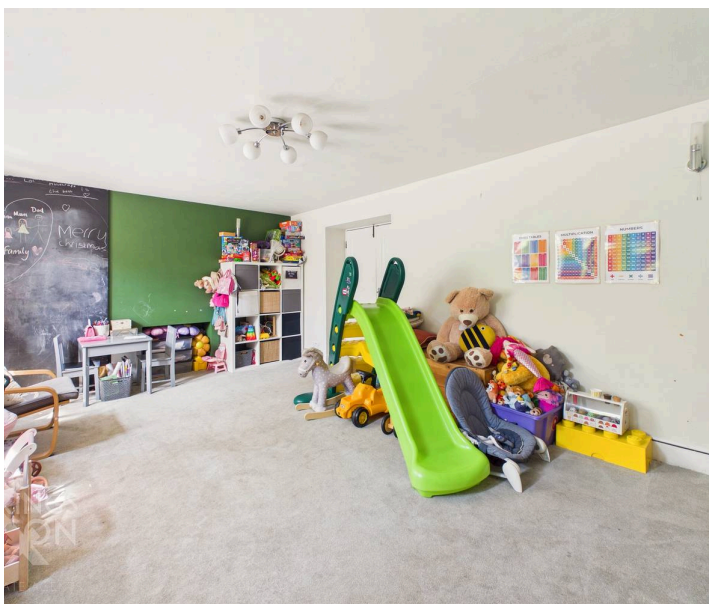
Butt Lane, Burgh Castle - NR31 9QE



Butt Lane

Burgh Castle, Great Yarmouth

VENDOR FOUND A PROPERTY WITH NO CHAIN! Step inside this REMARKABLE SEMI-DETACHED FORMER SCHOOL BUILDING, dating back to 1863, where PERIOD CHARM meets modern convenience in over 2160 SQ. FT. of beautifully presented accommodation (stms). The SYMPATHETICALLY MODERNISED INTERIOR showcases a wealth of CHARACTERFUL FEATURES, including exposed beams, high ceilings, and the distinctive NORFOLK BLUE FLINT EXTERIOR. From the welcoming entrance hall, you are guided through FOUR VERSATILE RECEPTION ROOMS (ideal for entertaining, working from home, or relaxing with family), each offering flexible space to suit your lifestyle. The SPACIOUS KITCHEN blends contemporary fittings with traditional style, providing a perfect hub for daily living all set around a sociable central island. Upstairs, FIVE GENEROUS BEDROOMS (all accessed from the landing) ensure ample space for family or guests, each benefitting from easy access to the LUXURIOUS FOUR PIECE FAMILY BATHROOM and an additional GROUND FLOOR WC for convenience. Externally, a FULLY ENCLOSED garden retains PRIVACY from every angle with the addition of a large brick external storage shed and 25' GARAGE and STORE ROOM with SWEEPING DRIVEWAY to the front of the home giving ample OFF ROAD PARKING.



Council Tax band: D

Tenure: Freehold

- Vendor Has Found A Property With No Onward Chain
- Semi-Detached Former School Building Dating Back To 1863
- Sympathetically Modernised Interior Ensuring The Home Retains It Characterful Charm
- Over 2160 Sq. Ft Of Accommodation Including Four Versatile Reception Rooms
- Five Bedrooms Off Landing Each Having Use Of The Four Piece Family Bathroom & Ground Floor WC
- Fully Enclosed Rear Garden Featuring Original Well Within The Patio
- Brick Storage Shed Within The Garden Plus 25' Garage & Store Room
- Sweeping Driveway Giving Ample Off Road Parking With Swinging 5 Bar Timber Gate

Burgh Castle is a quiet, scenic village and civil parish located in Norfolk, England, roughly three miles southwest of Great Yarmouth. Historically part of Suffolk until boundary changes in 1974, it sits on a high spur of land overlooking the southern edge of Breydon Water within the protected Broads National Park. The village features a local pub, a riverside yacht marina, and popular holiday parks catering to visitors. Its historic heart includes the Church of St Peter and St Paul, a striking 11th-century round-towered structure built using recycled Roman tiles.



Surrounded by low-lying marshes that are a haven for overwintering wildfowl, the village is also connected to the Angles Way long-distance footpath, making it an ideal destination for walkers. The village sits around 16 miles from Norwich and is well connected to a full range of amenities and schooling.

SETTING THE SCENE

The property sits behind a low level original flint wall where a well planted shrub border gives both privacy and vibrancy to the front of the home whilst a five bar swinging gate opens to reveal a sweeping shingle driveway suited for the parking of multiple vehicles. The exterior of the home is steeped in character with original front door now bricked up to the front of the home as part of the traditional Norfolk blue flint exterior with attractive period mouldings. Access to the home comes to the right hand side where an extended porch entrance creates the ideal space to slip off coats and shoes after a long winter's walk.

THE GRAND TOUR

Once inside, the central lobby is the first place to greet you - an impressively sized space with tall ceilings granting access to all accommodation within the ground floor with handy built in storage cupboard and solid stone flooring. Within the home multiple versatile reception rooms can be accessed with the first coming to the left hand side in the form of a dual aspect snug sitting room. The space is laid with all hard wearing wooden effect flooring and features a double facing aspect to help the room bask in natural light. Just next door to this is a handy home office and study space perfectly suited to those working from home whilst the solid stone flooring then gives way to carpeted flooring to reveal an impressively sized 17' family room. This space could serve a multitude of potential uses however is currently the ideal space for a family to enjoy separate to the main living areas. A set of wooden French doors open to reveal the main living area, featuring its spectacularly tall vaulted ceiling, formerly one of the main reception halls within the school building, the space features an attractive period style window to the exterior of the home whilst an open flooring leaves more than enough room for a potential choice of layout of soft furnishings to suit any needs with a centralized cast iron wood burning fire becoming the ideal spot to enjoy the cosier months. Access is available from each the main sitting area and central hallway into a sociable kitchen

with a multitude of wall and base mounted storage units featuring further built in storage spaces. The kitchen is the ideal hub for a busy family or for those who like to entertain family and friends with space remaining for a large range oven and hob plus integrated appliances to include a fridge, freezer and dishwasher with plugs and USB sockets fitted within the central island. To the very rear of the home, a handy utility room is the ideal space for further storage where a recently updated boiler can be found on the exterior with the addition of a handy redecorated ground floor WC featuring vanity storage and electric heating.

The first floor landing grants access to each of the five bedrooms within the home with each bedroom being more than capable of hosting a double bed. The first double bedroom can be found overlooking the rear garden being sat next to the bathroom suite while the landing still retains original features such as exposed brick and flint work. The main bedroom within the home sits off to the side of the landing with part vaulted ceilings and large built in wardrobes at the end of the room plus Velux windows for easy flow of natural light. Each of the five bedrooms within the home can utilize the four piece family bathroom suite complete with a predominant tile surround, walk in shower with shower and vanity storage.

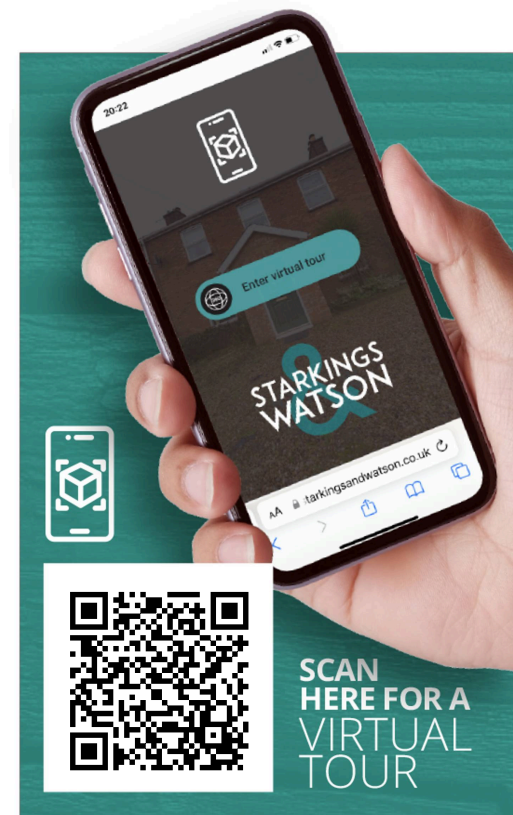
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VIRTUAL TOUR

View our virtual tour for a full 360 degree of the interior of the property.



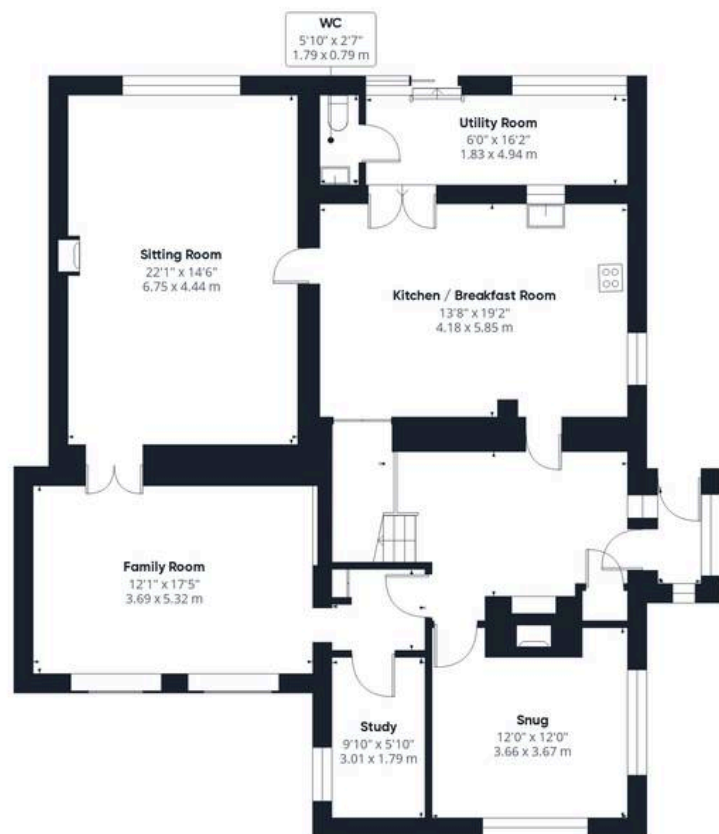




THE GREAT OUTDOORS

The rear garden is fully enclosed to both sides and the very rear with timber panel fencing and brick wall plus a canopy of trees to both the rear and side creating a private setting no matter the time of year. An updated patio seating area is the ideal space for garden furniture to sit and enjoy the warmer months whilst a hidden original feature tucked within the patio can be found to the side in the form of a original well. The garden is a mixture of well planted shrubbery and flowering beds with open lawn space leading towards a covered secondary patio area, an external brick storage space with access coming to each the garage and storeroom behind it from the garden as well.

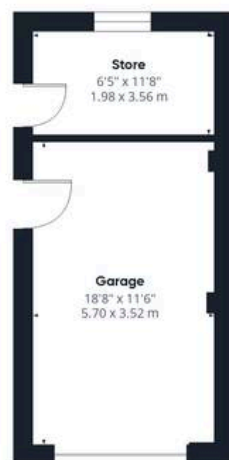




Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2

Approximate total area⁽¹⁾

2456 ft²

228.1 m²

Reduced headroom

31 ft²

2.9 m²

(1) Excluding balconies and terraces

Reduced headroom

Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



Starkings & Watson Hybrid Estate Agents

Roxburgh House, Rosebery Business Park Mentmore Way - NR14 7XP

01603 336116 • centralisedhub@starkingsandwatson.co.uk • starkingsandwatson.co.uk/

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