



INTRODUCING

Old School

Fincham, Norfolk

SOWERBYS



THE STORY OF

Old School

Fincham, Norfolk
PE33 9EH

Offered with No onward Chain

Grade II Listed Former School

Stunning 37ft Vaulted Open-Plan Living Space

Character Features Throughout

Two/Three Versatile Bedrooms/Reception Rooms

Two En-Suites and Cloakroom

Wood-Burning Stove

Bespoke Hardwood Double Glazed Windows

Re-Roofed in Recent Years

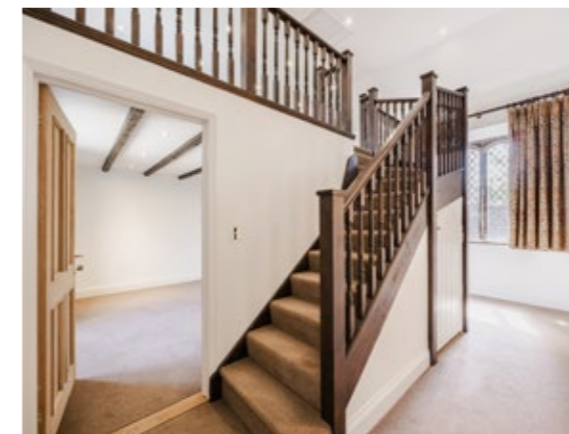
Village Location Close to Market Towns

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A home rich in history and character, The Old School is a reimagined Grade II listed Victorian building, thoughtfully converted into a striking and versatile residence that seamlessly blends architectural heritage with modern living.

Formerly the village primary school and later a nursery, this distinctive property has been transformed into a warm and inviting home, where impressive proportions and original features create an immediate sense of occasion. From the moment you arrive, the handsome façade and historic charm set the tone for what lies beyond.

At the heart of the home is an exceptional open-plan living hall, extending over 37 feet in length and enhanced by dramatic double-height vaulted ceilings. This space has been designed with both entertaining and everyday living in mind, offering clearly defined areas for cooking, dining and relaxing, while maintaining a wonderful sense of openness. A wood-burning stove provides a cosy focal point, ensuring the space feels just as inviting on winter evenings as it does when hosting guests.

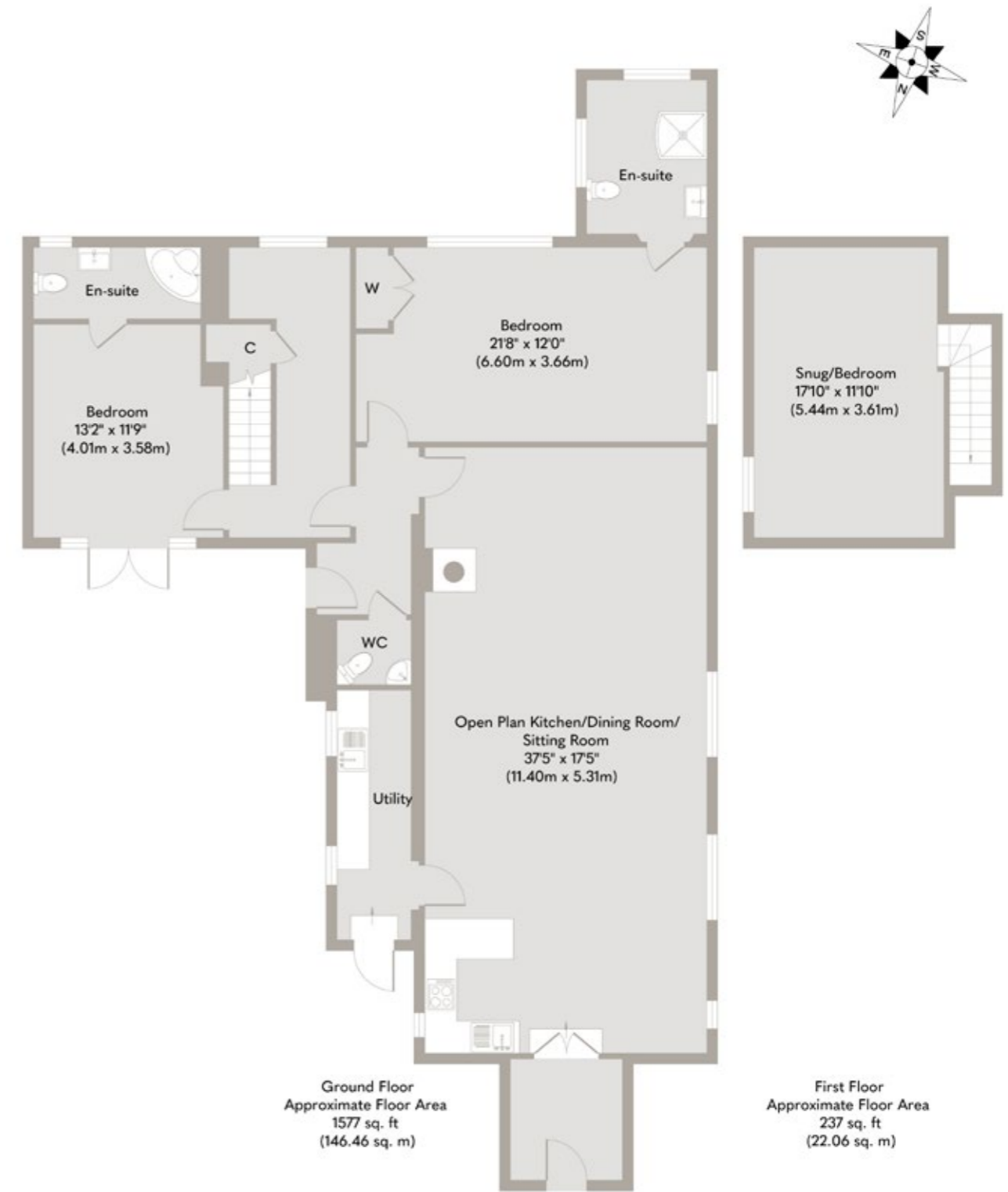
Two bedrooms are complemented by en-suite facilities, while an additional snug or third bedroom offers further versatility - ideal for guests, a home office or a private retreat, and previously enjoyed as a cinema room by the current owners. A separate utility room and cloakroom enhance practicality, ensuring the home functions as beautifully as it presents.

Throughout, the property celebrates its Victorian heritage, with subtle architectural details and a sense of history that resonates with both locals and visitors alike. The property has been lovingly maintained and enhanced to an excellent standard, with recent improvements including bespoke hardwood double-glazed windows and doors, along with a newly replaced roof finished in hand-cut decorative slate, carefully chosen to remain in keeping with the building's origins.



The house offered wonderful spaces for entertaining, alongside cosy areas for everyday living. Its Victorian character creates both warmth and a sense of grandeur.





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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Fincham

A CHARMING NORFOLK VILLAGE WITH EXCELLENT LOCAL CONNECTIONS

A village which is located approximately 5 miles from Downham Market, Fincham has a garage, public house and a most attractive 14th century church.

A primary school can be found in the neighbouring village of Shouldham, approximately 2 miles away, with secondary schools at the town of Downham Market, as well as a fast train service to London Kings Cross (1 hour 30 minutes).

Both King's Lynn and Swaffham are around 10 miles away, offering further facilities.

An historic and thriving market town, Swaffham has an extensive range of local amenities including a Waitrose, Tesco, Asda, further shops, pubs and restaurants, three doctors surgeries and primary, secondary and higher schools together with a variety of leisure and sports activities including an excellent golf club.

The town has an extremely popular Saturday market and many interesting historic buildings including the parish church and 'The Buttercross'.

The town also boasts a museum which focuses on many different and impressive parts of local history. One key gallery is The Carter Centenary, a chance to learn about Howard Carter, famous for the 1922 discovery of the tomb of Tutankhamun - whose extended family lived in Swaffham.

The town offers a great hub for those who wish for a perfect family life. It has a series of schools for different ages, along with being relatively close to other schools including Greshams, Langley Hall and Beeston Hall School.



Note from the Vendor



Front elevation

“The Old School was once the nursery my daughter attended. When it closed, I saw an opportunity to give the building a new lease of life and carefully renovate it into a home.”



SERVICES CONNECTED

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

COUNCIL TAX

Band D.

ENERGY EFFICIENCY RATING

D. Ref:- 1339-7327-4000-0800-4296

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: ///elephant.skirting.footballers

AGENT'S NOTE

Please note a few photos have been virtually staged and are to illustrate the property once furnished.

These particulars and measurements whilst believed to be accurate, are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give representation or warranty in respect of the property.

SOWERBYS

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