



The Old School House
Mulberry Lane | Morningthorpe | Norfolk | NR15 2QQ

 FINE & COUNTRY

A LESSON IN COUNTRY LIFE



“Beautifully positioned in a half-acre plot, surrounded by open fields on all sides, this former schoolhouse is perfect for anyone looking to live their rural dream in a peaceful and secluded haven, yet it’s just a few minutes from Long Stratton and the abundance of amenities there.

Picture yourself returning home at the end of a long day and relaxing in your garden, eating fresh produce from the veg patch and eggs from your chickens, dog walks straight from the front door, glorious sunsets unsullied by light pollution – you can enjoy all this and more.”



KEY FEATURES

- A Beautiful Former School House with Original Features in a Superb Setting surrounded by Open Fields in Morningthorpe
- Five Double Bedrooms with Ground Floor Shower Room and First Floor Bath/Shower Room
- Three Reception Rooms, all with Fireplaces, One with an Inglenook plus a Conservatory
- Kitchen/Breakfast Room with Bi-Fold Doors; Separate Utility
- Double Garage with Storage Above and Attached Workshop providing Potential for Conversion (stp)
- Stunning Established, Fully Enclosed Garden with a Patio, Seating Areas, Summerhouse, Two Greenhouses & Veg Plot
- Hardstanding for a Caravan with Power Point
- The Accommodation extends to 2,495sq.ft
- Energy Rating: E

What was once a school is now a delightful character property, with lots of original features and an enormous amount of space to suit a family. Sympathetically and practically converted, it's an easy home to live in and perfect for family gatherings, Christmas celebrations, summer lunches in the garden and lots more besides. A happy home and a place to make memories, this is a property you need to see.

A Welcoming Feel

The home was built around 1860 as the village school with adjoining schoolmaster's house. It's full of character but not listed. It was converted in the 1960s and the owners came across it in 1995. They came to view and were drawn to the peaceful setting and instantly won over by the attractive frontage and tall chimneys. The house had been well cared for and there was no work to do, so this was a very easy move. It's been a happy home and their children and grandchildren also love it dearly. Over the years, the owners have continued to maintain and improve the property, adding an extension, and they have done a lot to the garden, which has brought them great pleasure over the years.

Family Friendly

The main reception rooms can be found within the former school. The front entrance takes you into a large, beamed sitting room that would have been a classroom, with a dual aspect and feature fireplace at one end. This is an impressive space and perfect for family gatherings. Next door is the dining room, again with a fireplace, this time with a double height ceiling and stairs to a first-floor gallery. The side lobby, originally an entrance for the pupils, has doors to both of these reception rooms, as well as to a utility, keeping your laundry and appliances tucked away.





KEY FEATURES

There's a recently refitted shower room in the centre of the house, then we move through into what was the schoolmaster's house. Here you'll find a cosy snug that the owners use in the evenings, warm with the woodburner on cold nights, a pretty conservatory where you can soak up the sun, then we come to the kitchen. Another incredibly spacious room, it has bifold doors to the garden, double doors to the conservatory and lots of space for a dining table. This is proper heart of the home stuff! Upstairs you go through the aforementioned gallery to the central landing. There are five bedrooms, so plenty of choice and flexibility, as well as a generous family bathroom with a feature rolltop bath that perfectly suits the house, plus a good size shower.

A Lovely Location

Outside there's a large garden with a workshop, boiler room and storage room. This was originally built with conversion in mind, so there's potential for an annexe, studio, games room or home office, subject to planning. The house is surrounded by gardens, so you can follow the sun around all day. Beyond that there are open fields, so you'll see plenty of wildlife across the farmland. The garden is securely fenced to keep it safe for the owners' dogs and for the owners' grandchildren when the latter were younger. The owners are keen gardeners and have enjoyed spending as much time as possible out here. There are two greenhouses, a pretty summerhouse and a thriving vegetable garden, so lots to enjoy. The owners also keep chickens here. This is a lovely spot and very peaceful, with barely any passing traffic. No light pollution means you'll see amazing sunsets, and there are several footpaths around for dog walks, going for a run or simply enjoying nature. When you need to head to the shops, or if you have children of school age, you won't need to go far for your nearest amenities. Long Stratton is a short drive away and has everything you need: shops, schools, takeaways, a library, GP surgery, leisure facilities and plenty more. You can even walk there from the property. The owners love heading to Southwold for a day at the coast, and also to Bungay or Beccles, both of which are attractive towns with lots of character. Both Diss and Norwich are around a 20-minute drive away and both have train stations, so you can get out and about or commute with ease.

































INFORMATION



On The Doorstep

Morningthorpe is a small picturesque village found to the south of Norwich. Hempnall is only 2 miles away with its village shop and post office plus Hempnall Primary School, a local vets surgery and a village hall. The larger village of Long Stratton has a broader range of amenities including a doctors surgery, leisure centre and takeaways and is also only 2 miles away. "We have found living here very easy. Long Stratton is close – and there are lots of shops there, as well as schools. It is also easy to get to Norwich, and to Diss, where there is the train station."

How Far Is It To?

Morningthorpe is around 10.5 miles from the thriving market town of Bungay which boasts many historic attractions including the ruins of Bigod's Castle. There are a theatre and several churches to explore and a variety of individual and specialist boutiques including a wealth of antique shops. Bungay also has many restaurants, cafes and bars plus a modern indoor swimming pool and a weekly market on Thursdays. Norwich is located 12 miles north with its wide range of leisure and cultural facilities as well as a main line rail link to London Liverpool Street and an international airport. The De Vere Dunston Hall Hotel is within easy access off the A140 offering over 150 acres of parkland, a spa, sauna and a fitness suite, while golfers will enjoy the championship golf course. The attractive market town of Diss is approximately 13.5 miles south west of Morningthorpe with its large variety of shops, auction house and museum. It too boasts a main line rail link to London Liverpool Street.

Directions

Leave Norwich on the A140 Ipswich Road, passing through the villages of Newton Flotman and Tasburgh. At the roundabout take the 1st exit onto B1527 and then turn right onto Brick Kiln Lane. Take a slight left towards School Road and follow the road, where you will find the property on the left hand side.

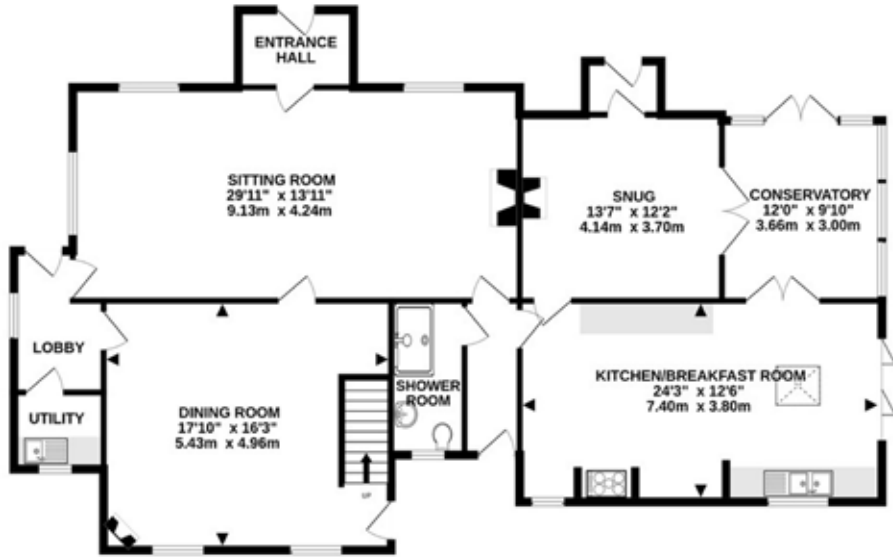
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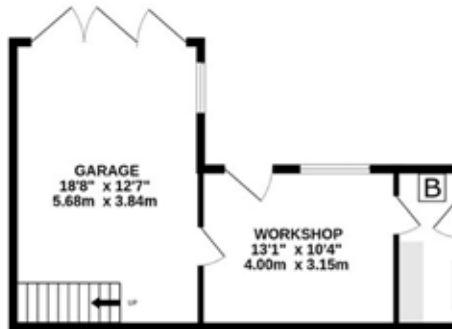
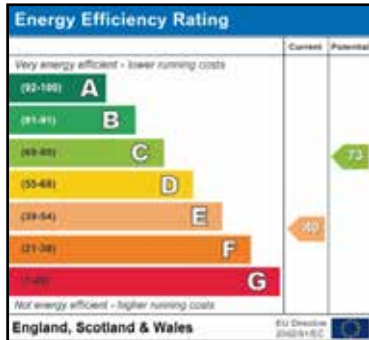
GROUND FLOOR
2048 sq.ft. (190.9 sq.m.) approx.



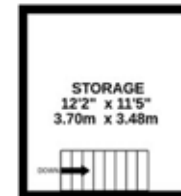
1ST FLOOR
999 sq.ft. (92.2 sq.m.) approx.



SUMMER HOUSE
90 sq.ft. (8.3 sq.m.) approx.



OUTBUILDING-GROUND FLOOR
412 sq.ft. (38.3 sq.m.) approx.



GARAGE 1ST FLOOR
139 sq.ft. (12.9 sq.m.) approx.

FLOOR AREA - HOUSE (EXCLUDING OUTBUILDINGS):
2495 sq.ft. (231.8 sq.m.) approx.
TOTAL FLOOR AREA: 3146 sq.ft. (292.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, all measurements are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only. www.norfolkpropertyphotos.co.uk
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