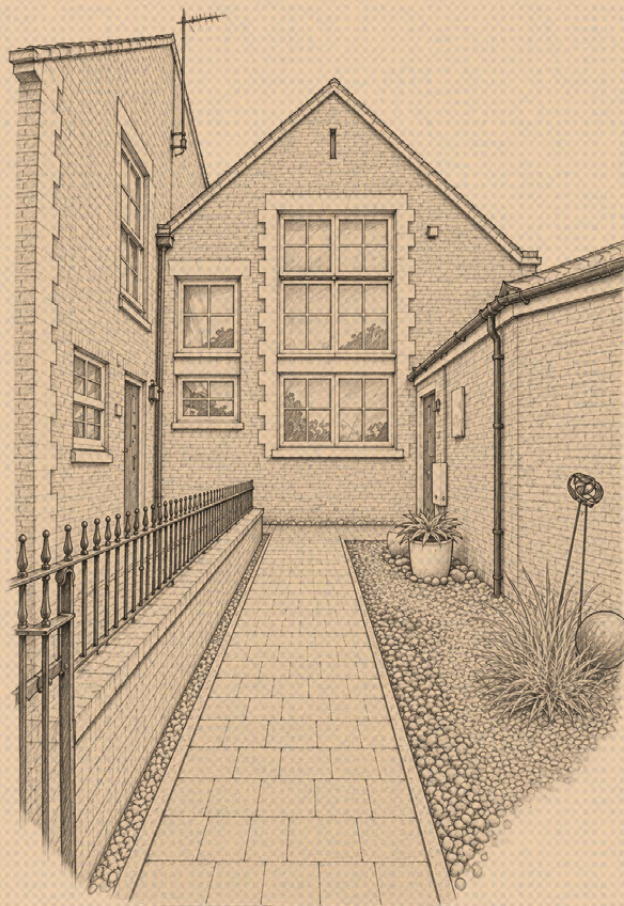


THE OLD SCHOOL



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“A
REMARKABLE
PIECE OF VILLAGE
HISTORY, REIMAGINED
FOR MODERN
LIFE.”

HISTORY, BEAUTIFULLY REWRITTEN

A remarkable conversion of Ormesby's former Victorian village school, combining almost 2,000 sq ft of beautifully proportioned accommodation with an enviable position overlooking the village green. Arranged around a dramatic double-height central atrium, the house has four bedrooms, generous living spaces and a principal suite with dressing room and en-suite. Private gardens and two designated parking spaces complete this highly individual village home.



THE TOUR

Overlooking the village green, 2 The Old School is a distinctive four-bedroom home forming part of Ormesby's former village school. Built in 1878 and subsequently extended during the early twentieth century, the building was converted for residential use in 2013, creating an unusual house whose scale, high ceilings and large areas of glazing remain closely connected to its original purpose.

The accommodation extends to approximately 1,982 sq ft and is arranged around an impressive central atrium. A glazed entrance porch opens into the house, with the principal living room positioned to the front. This is a particularly generous reception space, with broad south-facing windows overlooking the green and drawing natural light across the room. A contemporary fireplace provides a simple focal point.

Beyond, the circulation space opens dramatically beneath a double-height vaulted ceiling. Rooflights bring additional light into the centre of the plan, while fitted storage and a ground-floor WC are discreetly incorporated alongside. It is an architectural feature that gives the house a sense of volume quite different from a conventional modern home.

The kitchen and dining room occupies the rear of the ground floor, arranged as a sociable open-plan space with fitted cabinetry, extensive work surfaces and ample room for a dining table. A separate rear lobby provides a useful everyday entrance and opens directly onto the enclosed courtyard garden.

Upstairs, four bedrooms are arranged around the central landing. The principal bedroom is especially impressive, with a large picture window taking advantage of the outlook across the green. A separate dressing room and en-suite shower room complete the suite.

Three further bedrooms provide flexible accommodation for family life, guests or home working. The family bathroom is separately positioned off the landing.

Outside, the house sits behind a traditional brick-walled frontage with wrought-iron railings and pedestrian gate. The private front garden provides an attractive setting to the building and enjoys the outlook towards the green, while the enclosed rear courtyard offers a more private, low-maintenance outside space immediately adjoining the kitchen.

Two designated parking spaces are provided within a private parking area adjoining the former school.

The result is an individual village home with a particularly generous internal footprint: its Victorian origins remain evident in the scale of the rooms, tall ceilings and impressive glazing, while the conversion provides the practicality expected of a modern four-bedroom house.





THE AREA

Ormesby St Margaret is one of the larger and better-served villages on the eastern edge of the Norfolk Broads, centred around two traditional village greens and the medieval church of St Margaret. The Old School occupies a particularly attractive position overlooking the green, placing the house firmly within the historic heart of the village while remaining within easy reach of the surrounding countryside and coast.

The village has a strong sense of community and a useful range of everyday amenities, including local shops, a pharmacy, schools, places to eat and drink and a popular garden centre and café. Its traditional greens, mature trees and mixture of period cottages and later homes give the centre of Ormesby an established, distinctly village character.

The surrounding landscape is shaped by the Trinity Broads, a quieter and particularly unspoilt part of the Norfolk Broads. Ormesby Broad and Ormesby Little Broad lie close by, with walking routes, waterways and open countryside extending through the neighbouring villages. The Broads provide opportunities for sailing, fishing, wildlife watching and exploring the landscape on foot, while nearby waterside pubs and restaurants make the most of their rural setting.

The Norfolk coast is equally accessible. The sandy beaches at Hemsby and Winterton-on-Sea are within a short drive, with Winterton particularly known for its dunes, nature reserve and expansive beach. To the south, Caister-on-Sea provides another long stretch of coastline before reaching Great Yarmouth.

For a broader choice of shopping, restaurants and leisure facilities, Great Yarmouth is readily accessible, while Norwich provides the cultural and commercial attractions of a regional city. Road connections via the A47 also make journeys towards Norwich and the wider Norfolk road network straightforward.

It is this combination that gives Ormesby much of its appeal: a genuine village setting, the Broads and open countryside close at hand, and the Norfolk coast only a few miles away. For 2 The Old School in particular, the position overlooking the green adds another dimension — a direct connection to the village and to the building's own history within it.





Living room



Living room



Living room detail

find your nest



Views over the green



Primary bedroom
find your nest



Kitchen nook



Rear courtyard garden





Landing



Principal en-suite bathroom



Ensuite shower room
find your nest



Principal bedroom



Third bedroom



Bathroom detail



Bathroom

find your nest



Hallway and kitchen



Fourth bedroom



Second bedroom



Bedroom detail

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Parking bays



Front yard



Main facade



Views over the village green

find your nest



Courtyard planting

2 THE OLD SCHOOL, THE GREEN
ORMESBY ST MARGARET,
NORFOLK, NR29 3GA

Ground floor = 94.3 sq m / 1,015 sq ft
First floor = 89.8 sq m / 967 sq ft
Total = 184.2 sq m / 1,982 sq ft

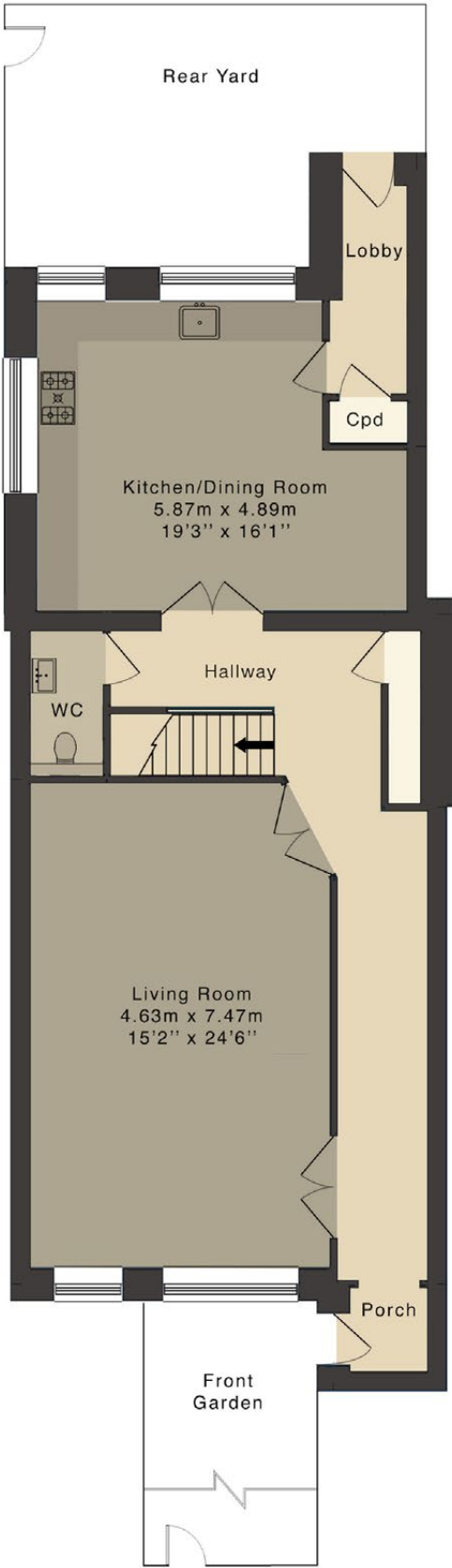


Illustration for identification purposes only,
measurements are approximate.
Plan not to scale.

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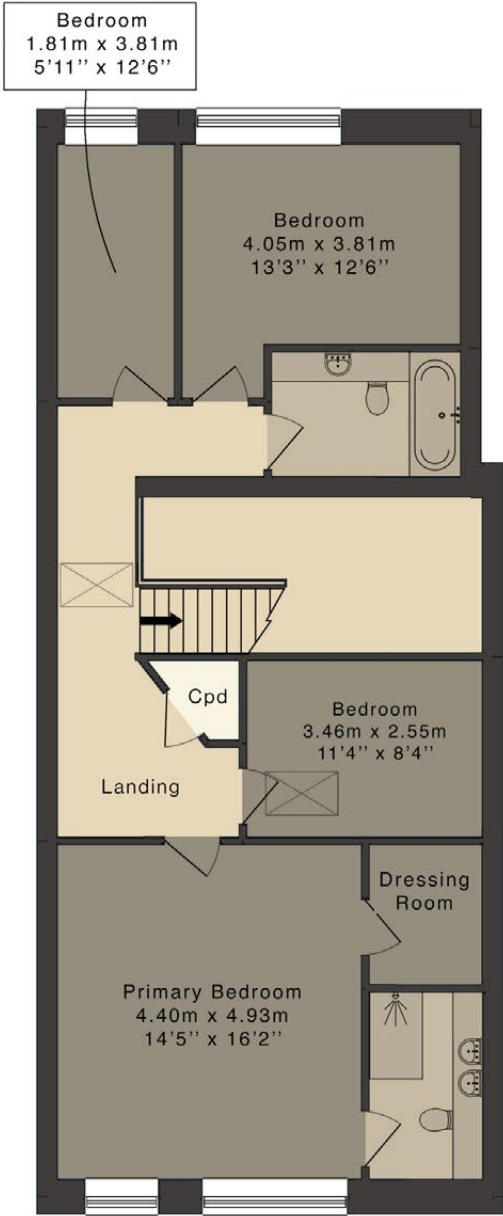


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Site Area
1,966 sq ft
182.6 sq m

SERVICES

Mains electricity, water and drainage are connected.

Rights of Access &
Shared Access

No public rights of way exist. Access to the designated parking is understood to be shared; purchasers should confirm the relevant rights with their legal adviser

Covenants, Easements, & Wayleaves

There are covenants and easements listed on the title.

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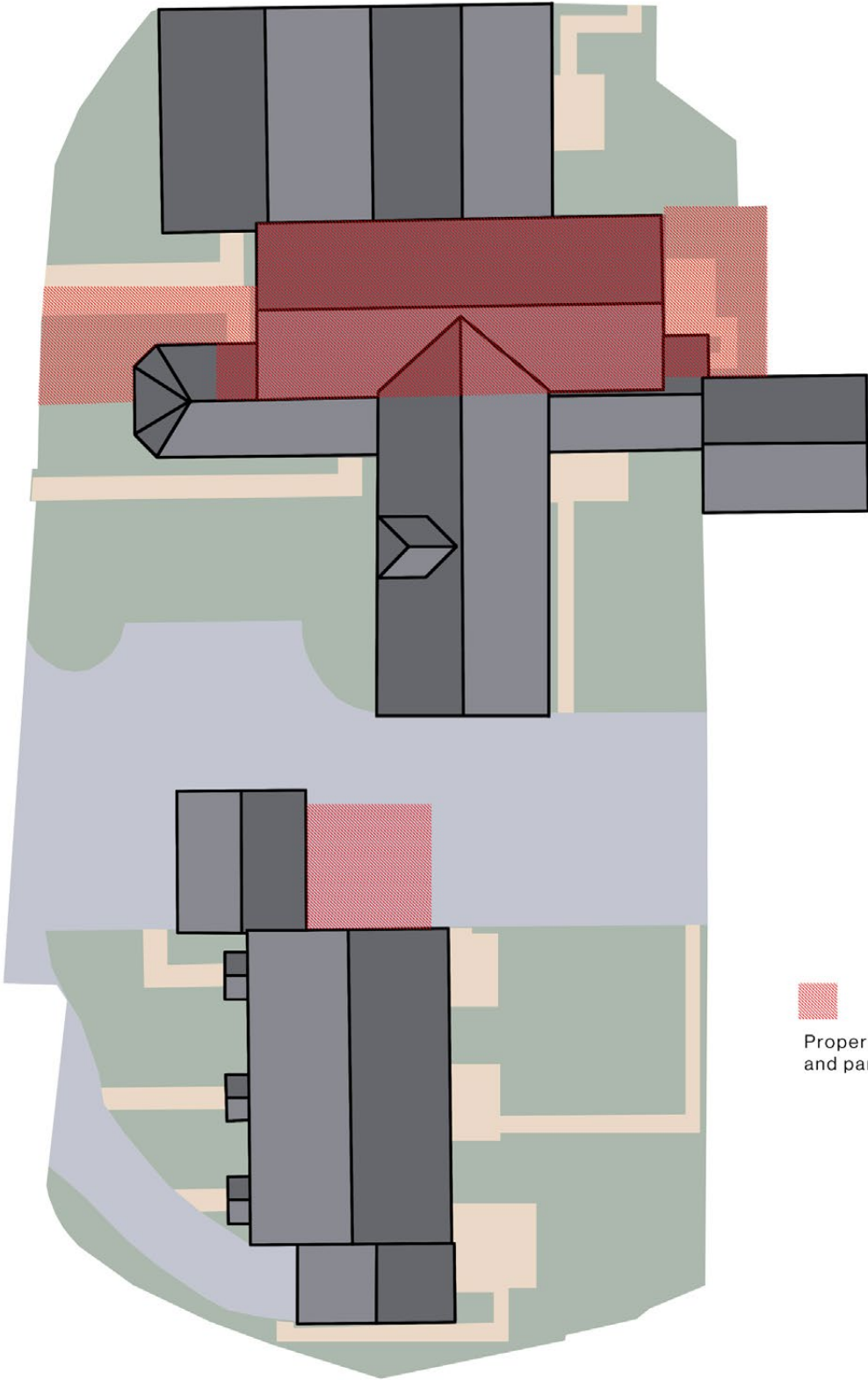


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BEDROOMS / BATHROOMS 4 / 2	TOTAL FLOOR AREA 184.2 sq m / 1,982 sq ft
TENURE Freehold	CONSTRUCTION Solid Wall
FENESTRATION uPVC Double Glazing	ENERGY RATING TBC*
FLOOD RISK very low risk from surface water and from rivers and the sea. The location is outside a groundwater flood-alert area and flooding from reservoirs is considered unlikely.	BROADBAND Ultrafast services shown as available, with highest predicted speeds of up to 1,800 Mbps download and 220 Mbps upload +
COUNCIL TAX BAND D £ 2,430.46 per annum	SCHOOL CATCHMENT Ormesby Village Infant School; Ormesby Village Junior School; Flegg High Ormiston Academy.

* Figures taken from EPC estimate and may vary depending on usage and supplier rates
+ Source: Ofcom broadband availability checker – subject to provider and package



THE OLD SCHOOL

2 The Old School, The Green
Ormesby St Margaret, Norfolk, NR29 3GA

Offers in the
Region of
£335,000

Viewing strictly by appointment
on: 01493 330 299

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We take our duty of care seriously and make every reasonable effort to ensure the information we present is correct. However, some details are based on information provided by the seller or third parties. Additionally, please note that floor plan measurements may be rounded, and distances are approximate.



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nest



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