

LANDLES



"The School" & "School Cottage" | Shernborne | Norfolk



The substantial former Victorian school, thoughtfully converted & restored to provide a unique residence in the centre of the charming, rural Norfolk village of Shernborne, overlooking the Green and Church.

The main house configured as a spacious 4 Bedroom, 4 Reception Room house with the significant benefit of;

"School Cottage" - a spacious detached 2 Bedroom, 2 Bathroom Annexe

All tastefully finished to a high specification - About 3,680 sq.ft. in total

Guide Price £950,000

Folio: S/905ts









- 27' Living Room
- Orangery with Lantern Roof
- 23' Kitchen/Diner with Bespoke Oak Fitted Units
- Utility Room & Rear Lobby
- Study & Snug
- Gallery Landing with Bespoke Oak Staircase



- 4 Bedrooms, 2 Bathrooms
- "School Cottage" - 2 Bedroom, 2 Bathroom, Open Plan Living/Kitchen/Diner
- Air Source Heating - Underfloor to GF of The School
- Solar Panels Fitted to "School Cottage" - Serving both properties
- Electric Car Charging Point

Positioned in the centre of **Shernborne**, overlooking the village Green and church, **The School** is a substantial former Victorian schoolhouse of considerable character. Originally constructed in 1876, the school closed in 1966. The property was converted to residential use in 1983. The current owners acquired the property approximately 14 years ago and have since undertaken a comprehensive programme of renovation, creating a comfortable modern home whilst retaining many reminders of its past. Notable features include the original school bell, an impressive double-height front window with decorative stained and leaded glazing, bespoke timber double-glazed sliding sash windows and oak entrance doors with leaded glazing. A particular feature is the bespoke solid oak staircase and gallery landing, beneath a vaulted ceiling with exposed timbers and enjoying natural light from the impressive front window. The principal living room provides an comfortable reception space with fireplace and wood-burning stove, opening through bi-folding doors into the orangery with lantern roof. A separate snug and study provide additional flexible living and working space. The beautifully appointed 23' kitchen/diner, designed by Norfolk specialists Bryan Turner Kitchens, features bespoke country-style cabinetry, Corian worktops and a central island. The ground floor also provides a fourth bedroom with adjoining bathroom and independent external access, offering excellent flexibility for guests or family members. To the first floor are three further bedrooms and the family bathroom. The generous principal bedroom has a vaulted ceiling and exposed beams, fitted wardrobes and an adjoining room offering potential for an en-suite bathroom or dressing room, with waste available for reconnection.

A UNIQUE NORFOLK HOME

The School & School Cottage offers a rare combination of character, space and versatility in the heart of a small Norfolk village. The former schoolhouse retains an abundance of architectural character, from its original school bell and double-height window, to its vaulted ceilings. At the same time, the property has been thoughtfully adapted to provide the comforts and practicality expected of a modern home. The detached School Cottage adds a further dimension, providing approximately 1,100 sq.ft. of independent accommodation with two bedrooms and two bathrooms. Its established use as a successful holiday let provides an attractive opportunity for those looking for an additional income stream, whilst the layout is equally well suited to family and guests. Outside, the property enjoys just over a quarter of an acre, with separate garden areas, a west-facing walled patio, summerhouse and generous parking. The combination of the main house and detached cottage annexe makes this an adaptable property, offering the opportunity of a substantial family home, able to accommodate several generations, welcome guests in comfort or continue the established holiday-letting use.



Reception Hall

With hardwood front entrance door with heavy furniture & leaded glazing, tiled floor, moulded skirting, curved wall, cupboard with double doors, shelf & rail and inset ceiling spotlight.

Living Room 27' 2" x 16' 10" (8.28m x 5.13m)

With oak doors, architrave & skirting, bespoke oak staircase to first floor, large timber framed window to front aspect with decorative leaded glazing to lower panels, fireplace with wood burning stove, brick surround, tiled hearth and heavy oak mantel, inset ceiling spotlights, television aerial point and brushed toggle light switches. Bi-Folding doors to;

Orangery 11' 4" x 11' 2" (3.45m x 3.4m)

Constructed of lower masonry walls with flat roof and roof lantern. With timber double glazed windows, French doors to the walled patio area with fitted coir entrance mat, inset ceiling spotlights, LED strip light around roof lantern and air conditioning unit.

Study 11' 6" x 6' 11" (3.51m x 2.11m)

Dual aspect with oak door, UPVC windows, moulded skirting and points for wall lights.

Snug 11' 11" x 11' 9" (3.63m x 3.58m)

With cast iron fireplace with surround & tiled hearth, oak door, inset ceiling spotlights, points for wall lights, moulded skirting and UPVC window.

Lobby 5' 4" x 4' 8" (1.63m x 1.42m)

With hardwood entrance door with heavy furniture & leaded glazing, tiled floor and moulded skirting.

WC

With low level WC with concealed cistern, vanity hand basin with mixer tap & cupboard under, inset storage alcoves, column heritage towel radiator, tongue & groove panelled walls to half height, timber sash window, oak door and brushed toggle light switch.

Kitchen / Diner 23' 3" x 12' 7" (7.09m x 3.84m)

Dual aspect with set of timber sash windows to front aspect and timber sash window to rear aspect. Fitted with bespoke oak wall & base units, Corian worksurfaces with upstands, cup handles to doors & draws, inset 1½ bowl sink with mixer tap and moulded drainer, undercounter lighting, integrated dishwasher, integrated waste bin and electric Rangemaster with extractor above. Central island with curved edge finish, Bosch electric oven and inset bowl sink with mixer tap. Tiles to floor, inset ceiling spotlights, feature fireplace and oak doors.

Utility 10' 4" x 6' 4" (3.15m x 1.93m)

With bespoke oak fitted wall & base units, fitted worksurfaces, ceramic 1½ bowl sink with mixer tap & drainer, plumbing for an integrated washing machine, tall cupboard with space to house a freestanding fridge/freezer, undercounter lighting, inset ceiling spotlights, tiled floor and moulded skirting.

Rear Lobby

With terracotta quarry tiled floor, 2x hot water cylinders, consumer unit and door to garden.

Ground Floor Suite 12' 1" x 6' 10" (3.68m x 2.08m)

(Note: Connected to house but also with external access)

Triple aspect with vaulted ceiling and exposed beams, UPVC French doors to the walled courtyard, oak window lodges, points for wall lights, vertical radiator, electric vertical radiator with inset mirror, cupboard with rail, skirting & television aerial point.

Bathroom

With low level WC with concealed cistern, hand basin with mixer tap set into tiled worksurface, panelled bath with mixer tap & shower extension, UPVC window, skylight window, tiled surrounds, vinyl floor, column heritage towel radiator, electric towel radiator and extractor.

Stairs to Gallery Landing

Bespoke oak staircase with balustrade to gallery landing, vaulted ceiling with exposed timbers, 2 radiators, points for wall lights and brushed toggle light switches.

Bedroom 1 16' 11" x 16' 4" (5.16m x 4.98m)

With vaulted ceiling, exposed timbers, oak door, large full height window to rear aspect, pair of fitted wardrobes with oak doors, spotlights, 2 radiators and UPVC window.

Dressing Room / Potential Ensuite 12' x 12' (3.66m x 3.66m)

With vaulted ceiling, exposed timbers, radiator & UPVC window. Waste available for re-connection.

Bedroom 2 12' 5" x 12' (3.78m x 3.66m)

With timber sash window to front aspect, column radiator, inset ceiling spotlights, oak door, lamp socket and skirting.

Bedroom 3 10' 8" x 8' 8" (3.25m x 2.64m)

With timber sash window, column radiator, inset ceiling spotlights and skirting.

Bathroom 9' 5" x 7' 3" (2.87m x 2.21m)

With low level WC, vanity hand basin with mixer tap & cupboards under, bath with thermostatic shower, mixer tap & glazed screen, tiled walls, tiled floor, inset ceiling spotlights extractor, timber sash window, towel radiator and oak door.

The Grounds

The School sits on a plot extending to just over ¼ acre (stms) with a favourable East West aspect. To the front there is an area of garden, laid to lawn with planted borders and brickweave pathways leading to the front door. There is a half height wall around the front perimeter faced in carrstone with bullnose bricks to the tops and with brick pillars at corners and gateway entrances. To the southern side is the gravel driveway which is of a good width and depth, comfortably affording parking for multiple vehicles. Of note is the electric car charger. The garden of the main house wraps around, predominantly facing due West, mainly laid to lawn with pathways and well, now as a feature. A summerhouse can be found in the bottom corner of the garden which benefits from having mains electricity laid on. A gateway leads to the garden serving School Cottage which is laid to lawn with planted borders and brickweave patios at the rear of the bungalow and bottom of the garden. A secluded patio, walled patio area can also be found at the rear of the orangery, an ideal spot for alfresco dining and entertaining.



"School Cottage"



Set separately from the main house, School Cottage is a substantial detached bungalow providing as an annex with its own garden and independent accommodation. Successfully operated as a holiday let by the current owners, the cottage offers flexibility well able to accommodate multi-generational living, or independent space for visiting guests.

Entrance Hall With oak effect laminate flooring, inset ceiling spotlights, radiator, skirting & coving.

Open Plan Living Room, Kitchen, Diner 34' 5" x 11' 5" (10.49m x 3.48m) With two floor to ceiling UPVC windows overlooking the courtyard, two tall radiators, inset ceiling spotlights, point for wall light, fireplace with inset solid fuel stove, arched rustic brick surround & tiled hearth, skirting & coving. **Kitchen** – With fitted shaker style wall & base units Corian worktops with upstands, central island with breakfast bar, inset 1½ bowl sink with moulded drainer & monobloc tap, integrated Neff electric oven, inset Neff microwave oven, inset Nef electric 4 ring hob with extractor above, glass splashback and integrated fridge/freezer. Open to;

Conservatory 12' 3" x 11' 7" (3.73m x 3.53m) With vaulted ceiling, two skylight windows, concealed uplighters, timber double glazed windows, oak flooring and French doors to the garden.

Bedroom 1 15' 2" x 11' (4.62m x 3.35m) Dual aspect with range of 5 door fitted wardrobes, shelved cupboard, radiator, inset ceiling spotlights, skirting & coving.

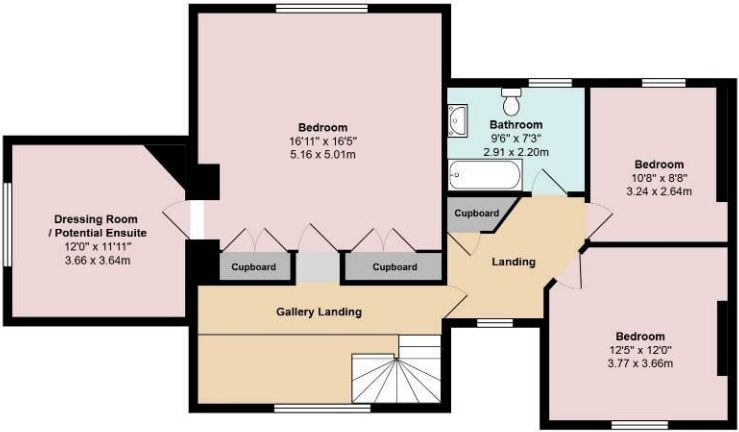
Ensuite With low level WC, hand basin set into worktop with mixer tap & tiled surround, shower with flush tray, thermostatic shower with handheld & rainfall heads & glazed screens, wetwall boarding, tiled floor, inset ceiling spotlights, shaver point and heritage style towel radiator.

Bedroom 2 13' 4" x 11' 4" (4.06m x 3.45m) With built in wardrobes with bi-folding doors, two arched recesses with downlighters, inset ceiling spotlights, radiator, skirting & coving.

Bathroom With low level WC, pedestal hand basin with mixer tap, panelled bath with mixer tap, handheld shower attachment & glazed screen, tiled surrounds, tiled floor, inset ceiling spotlights, towel radiator, extractor, skirting & coving.



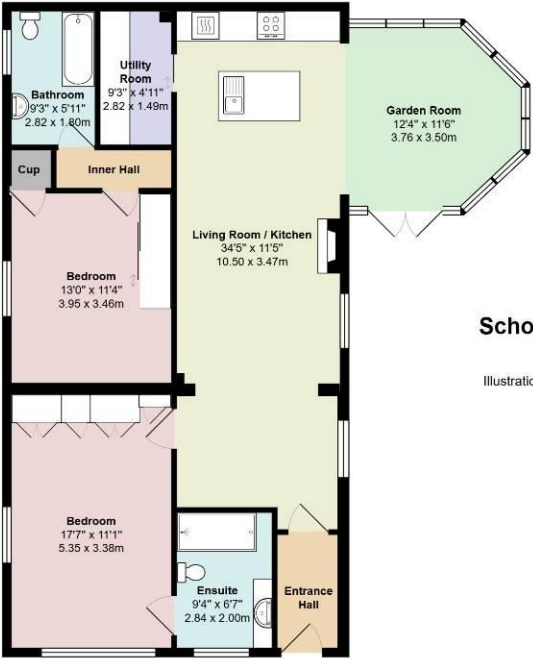




The School, School Road, Shernborne, Norfolk

Total Area Approx 2,538 sq.ft. / 235.7 sq.m.

Illustration for identification purposes only. All measurements are approximate and not to scale.



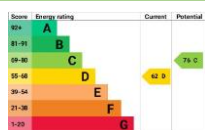
School Cottage, School Road, Shernborne, Norfolk

Total Area Approx: 1,141 sq.ft. / 106 sq.m.

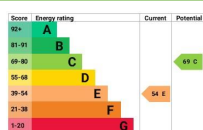
Illustration for identification purposes only. All measurements are approximate and not to scale.



"The School"



"School Cottage"



Agents Note: Some of the photographs included in these particulars have been supplied by the Vendor.

Energy Performance Certificate (EPC) The EPC for this property is provided by an Energy Assessor independent of LANDLES. Applicants should view the complete EPC report online at <https://www.epcregister.com/reportSearchAddressByPostcode.html> and searching by postcode.

Services Mains water & electricity are understood to be available. Air Source Heating. Independent drainage. These services and related appliances have not been tested.

Council Tax & Business Rates Enquiries indicate "The School" is assessed at Council Tax Band "F" with a current annual charge of £3,388.10, 2026/2027. "The Cottage" is assessed for Business Rates, being a property used for holiday lettings. Rateable Value @ £2,600, 2026.

Tenure Freehold. Vacant possession upon completion.

Viewing Further details and arrangements for viewing may be obtained from the appointed selling agents, **LANDLES**

Negotiations All negotiations in respect of this property are to be carried out strictly via the Agents, **LANDLES**

Anti-Money Laundering Directive: Prospective purchasers will be required to provide the usual PROOF OF IDENTITY documents at the stage of agreeing a subject to contract sale.

OFFER REFERENCING: Applicants who wish to put forward subject to contract offers agree to the selling agents, LANDLES, making the usual enquiries in respect of chain checking, to provide evidence of a lenders mortgage application in principal note, and to provide proof of funds on request, etc.

Privacy Statement: The LANDLES Privacy Statement is available to view online or upon request.

SUBJECT TO CONTRACT: ALL NEGOTIATIONS IN RESPECT OF THIS PROPERTY REMAIN SUBJECT TO CONTRACT AT ALL TIMES. Please read the IMPORTANT NOTES included on these Particulars.

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