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WE BRING PEOPLE AND PROPERTY TOGETHER ACROSS NORFOLK



Once the village’s public house and believed to date back to around 1880, this impressive detached residence has been thoughtfully converted to offer versatile and spacious accommodation, perfectly suited to the needs of a modern family. Rich in character and history, the property retains its original charm while delivering all the comfort and convenience expected of a contemporary home. Ideally located near the thriving market town of North Walsham, the property benefits from easy access to a wide range of local amenities, including schools for all ages, a train and bus station, supermarkets, leisure facilities, medical practices, and more.

Set back from the road, the property is approached via a low-maintenance frontage providing off-road parking and access to a former garage, currently used for storage but easily reinstated for vehicle use if desired. To the rear, a covered terrace provides a welcoming space for alfresco dining and entertaining, leading out to a spacious lawned garden bordered by mature trees and established shrubs, offering both privacy and room for outdoor enjoyment.

Inside, the accommodation is equally generous and flexible. An enclosed porch leads into a large lounge featuring a wood-burning fireplace and double doors that open directly to the rear garden, creating a warm and inviting space for relaxation. From here, access is granted to a ground floor bedroom with an adjoining study, ideal for guests or multi-generational living. The well-proportioned kitchen flows into a dedicated dining room with double doors opening to the front porch, while a separate utility room, store, and rear hall with a bath and shower room add further practicality to the ground floor. Upstairs, the accommodation continues with four additional bedrooms, two of which feature built-in storage, and a cloakroom, providing comfortable and adaptable family living space.

The property’s appeal is further enhanced by its proximity to Norfolk’s stunning coastline, just six miles away, and the picturesque Norfolk Broads, approximately ten miles to the south. The cathedral city of Norwich, with its vibrant retail, dining, cultural attractions, and transport links, is just eighteen miles away, making this an ideal base for enjoying both countryside and city life.



Detached



House



Older



1 Bathroom
1 Cloakroom



2 Receptions



5 Bedrooms



Tax Band

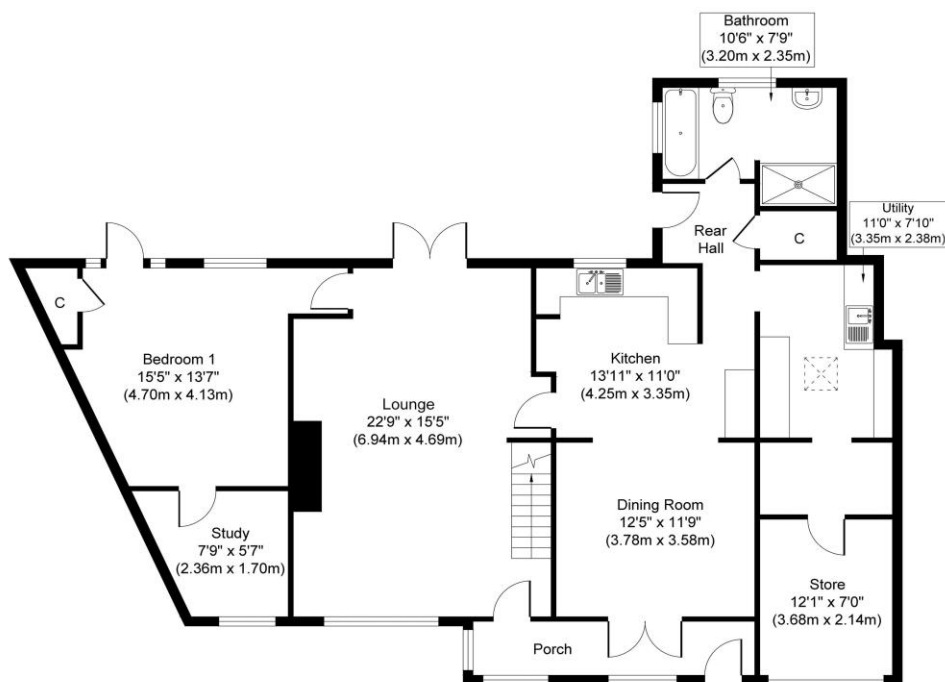


Odd-Road
Parking

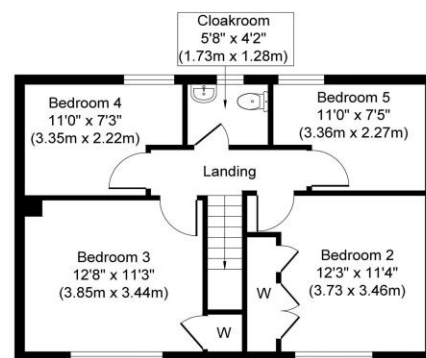


Store/Garage





Ground Floor
Approximate Floor Area
1392 sq. ft
(129.30 sq. m)



First Floor
Approximate Floor Area
476 sq. ft
(44.20 sq. m)

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. The measurements should not be relied upon for valuation, transaction and/or funding purposes. 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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		72 C
55-68	D		
39-54	E		
21-38	F	36 F	
1-20	G		

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