



SCHOOL HOUSE
METFIELD. IP20 0LJ

School House and Metfield Old School

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*A superb renovation and redevelopment
opportunity comprising a 4 bedroom detached
school house and unconverted Victorian former
village school.*

Harleston 4.9 Miles | Diss station 12.8 Miles | Norwich 25.2 Miles |
Ipswich 29.4 Miles
(All distances approximate)



Waveney & Broads
ESTATE AGENTS

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Set in the heart of the village in a delightful position overlooking the impressive village church this property was once the village school and beating heart of Metfield. Now it offers enormous potential to renovate and convert subject to planning permission, together with the original school house that again offers huge potential to modernise and refurbish. In addition, to both buildings there is an area of land between the two that has lapsed planning permission for a detached dwelling.

The Victorian former school building is still in its original layout and comprises the main hall which is vaulted and a large open classroom with stairs to a first floor that is currently storage. The building has been used as a pottery workshop and store. To the rear is a covered courtyard and additional outbuildings. It offers huge potential to convert to a stunning property subject to planning permission and has lapsed planning permission to divide and create 2 residential properties..



The school house consists of an entrance hall with open tread staircase and corridor to the rear. There is a double aspect sitting room with fireplace and a further reception room with woodburning stove. There is a kitchen with large range of units. To the side is a potential office, shower room and utility room that opens to the attached garage. On the first floor is a double aspect principal bedroom with dressing area and views over the church plus 3 further bedrooms and a bathroom.

There is a south-facing garden with an open view over the church and churchyard. This is a unique and special opportunity in this location.

Location (What3Words: ///lamppost.siesta.detection) - Located in the highly sought-after and popular village of Metfield with its village shop, Medieval church and thriving community. Harleston 4.9 miles, Diss station 12.8 miles, Norwich 25.2 miles, Ipswich 29.4 miles. (All distances approximate)



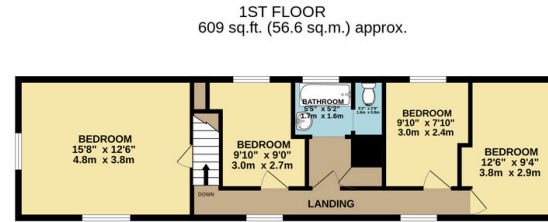
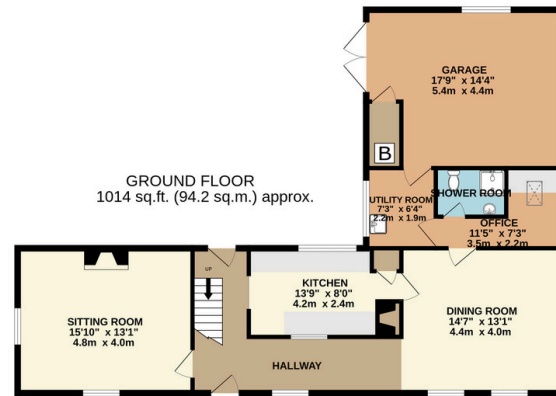


Services - Oil fired central heating, mains electricity and water. Mains drainage. (Please note none of the services have been tested by Waveney and Broads)

Viewings - Strictly by prior appointment with Waveney and Broads 01603 575779.

Agent's Note: Both properties require full renovation. No surveys have been carried out and buyers will have to satisfy themselves as to the condition.

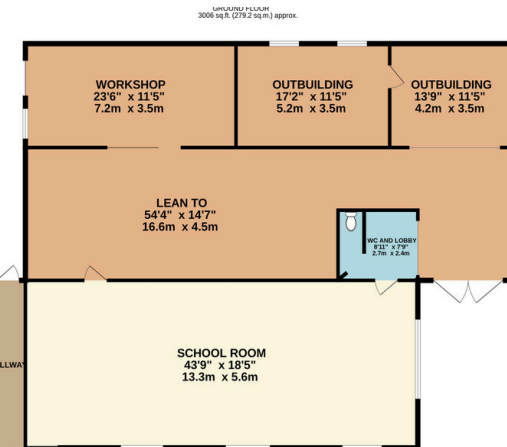
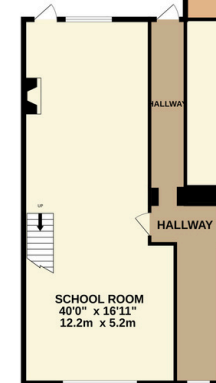
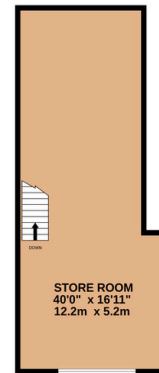




SCHOOL HOUSE
TOTAL FLOOR AREA : 1623 sq.ft. (150.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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. 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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1ST FLOOR
605 sq.ft. (56.2 sq.m.) approx.



TOTAL FLOOR AREA : 3611 sq.ft. (335.5 sq.m.) approx.

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