



Pyebush House
2 South Walsham Road | Acle | Norfolk | NR13 3QU

 FINE & COUNTRY

PASSING ON THE BATON



This handsome Georgian property enjoys a lovely setting within the charming market town of Acle.
It's been in the same family for decades and has been a much-loved home.
They rescued and restored it, lavishing it with love over the years.
With useful outbuildings, annexe potential and a modest, secluded garden,
you have all the benefits of life in an active and friendly community, with plenty of space to call your own.



KEY FEATURES

- A Handsome Georgian Property situated within the Market Town of Acle
- Four Bedrooms and a First-Floor Family Bath/Shower Room
- Kitchen/Breakfast Room with Separate Utility and Ground Floor Shower Room
- Two Reception Rooms plus a Cellar
- Enclosed Sheltered Rear Garden
- Numerous Outbuildings including a Workshop with WC with Potential for Annexe Conversion (Subject to Planning)
- Three Secure Sheds, One with a Brick and Flint Gable End
- Double Garage along with Ample Driveway Parking
- The Accommodation extends to 1,371 sq.ft
- Energy Rating: D

Homes of this age are always in demand, thanks to their good looks and wonderful proportions, with light-filled rooms and high ceilings. This is no exception. A great place in which to raise a family, or for an active retired couple looking to embrace life in this lively community, it's a home full of charm offering a lovely lifestyle.

Lovingly Restored

The house was built between 1850 and 1880 and has been in the same ownership since 1982. At the time, it had been standing empty for a while and needed a lot of work to make it habitable, but one of the family was a master builder and carpenter and knew he had the skills to bring the home back to its best. The family moved in around a year later and the owners very much enjoyed their childhood here at the house. They remember birthday celebrations, the ease of being able to walk to school just down the road, big family Christmases with the house decked out for the festive season (one friend called it 'the Christmas house' because it feels so festive), and much more besides. The owners were heavily involved in a local charity and people living in the village still remember the board outside giving updates on how much had been raised for good causes. Some also remember the owners dressing up and putting pumpkins out, ready for trick or treat-ers on Halloween. It's a home that's been full of happiness and love.





KEY FEATURES

Time For A New Chapter

Some people say that you never really own a period home, but rather you're a custodian of it for the future. That's certainly been the owners' experience. The family restored the property, made it into a treasured home, and now it's time for them to move on, so another family can enjoy all that it has to offer. The layout is classic but works well for today's lifestyles, with two well-proportioned and attractive reception rooms, one either side of the central hallway, with the kitchen breakfast room running along the rear of the home. There's also a ground floor utility and a shower room. Upstairs, there are four bedrooms, one of which is currently in use as a home office and could also be a dressing room, with plenty of workspace and built-in storage. There's a spacious family bathroom too. The house has the original cellar, which has a bricked up window, so presumably in the past this was accessible from the outside.

All On The Doorstep

In addition to a sunny and secluded garden, the property comes with off-road parking and with a number of outbuildings, all added by the family and built with brick and flint to be in keeping with the house, using traditional materials. The largest has a WC and offers potential for conversion to an annexe, subject to planning, or to a business premises or as a hobby space or studio. It's certainly very versatile. Although you're nice and private here, the house sits in a central location, so you can walk to all the town's amenities, including the train station. Buses leave every 15 minutes, heading to Great Yarmouth or Norwich, and you have the A47 on your doorstep for easy travel by car. Acle is a lovely town and has much to recommend it, including proximity to the Norfolk Broads and to the coast, so there's always something to enjoy!

























INFORMATION



On The Doorstep

The market town of Acle provides schools, shops, pubs, restaurants, a medical centre, post office, library, train station, fuel garage and supermarket as well as a weekly market (visit www.acle-village.info for more information).

How Far Is It To?

Acle lies in between Norwich, which is approximately 15 miles west, and Great Yarmouth, approximately 8 miles east. Norwich offers all that you would expect of a county capital with a wide variety of cultural and leisure facilities, a main line rail station with links to London Liverpool Street and an international airport. There is also a selection of good schools in both the public and private sectors as well as the University of East Anglia. On the other hand, Great Yarmouth boasts 5 miles of sandy beaches. The sea front offers the Marina and Sea Life Centre amid a wide variety of shops and tourist attractions.

Directions

Leave Norwich on the A47 heading towards Great Yarmouth. At the Acle Roundabout take the first exit onto New Road. On the corner bend turn right past the green on to the Street up towards South Walsham Road. Before turning left onto South Walsham Road the property faces you, clearly signposted with a Fine and Country For Sale Board.

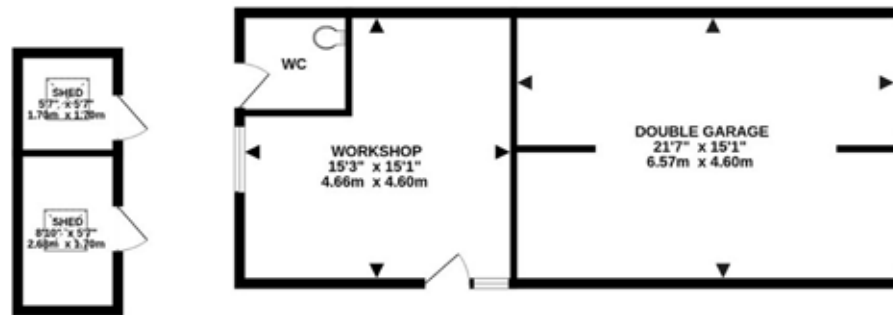
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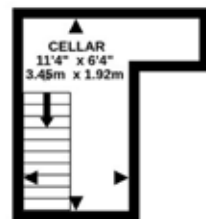
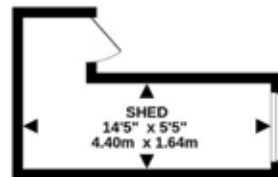
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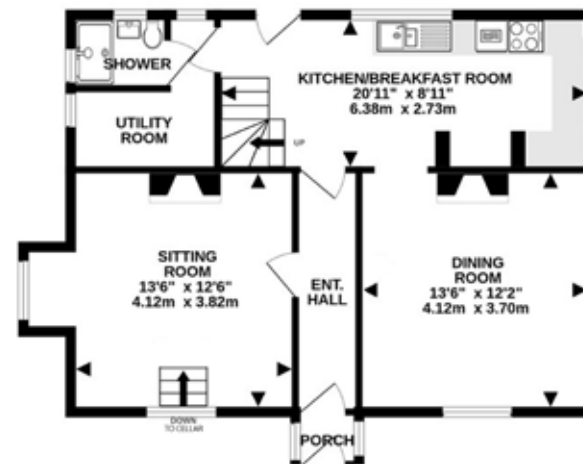
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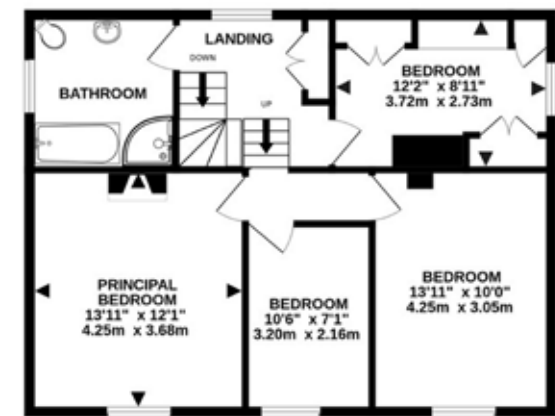
OUTBUILDINGS
730 sq.ft. (67.8 sq.m.) approx.



CELLAR
85 sq.ft. (7.9 sq.m.) approx.



GROUND FLOOR
653 sq.ft. (60.7 sq.m.) approx.

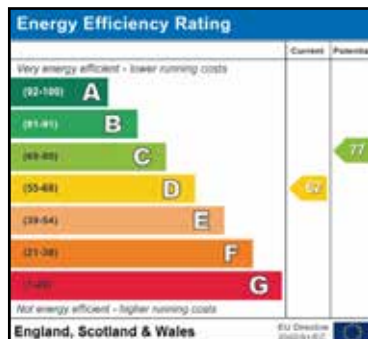


1ST FLOOR
633 sq.ft. (58.8 sq.m.) approx.



FLOOR AREA - HOUSE (EXCLUDING OUTBUILDINGS) : 1371 sq.ft. (127.4 sq.m.) approx.
TOTAL FLOOR AREA : 2101 sq.ft. (195.2 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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For a free valuation, contact the numbers listed on the brochure.





FINE & COUNTRY

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We understand moving home is one of the most important decisions you make; your home is both a financial and emotional investment. With Fine & Country you benefit from the local knowledge, experience, expertise and contacts of a well trained, educated and courteous team of professionals, working to make the sale or purchase of your property as stress free as possible.

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