



The Old Bakehouse, Back Street

Guide Price £425,000 - £475,000

Dating back to the 18th century, the Old Bakehouse offers charm, character and history in the very heart of Reepham. Behind the elegant red-brick facade lie five bedrooms and well-proportioned reception rooms. Arranged in an attractive L-shape, this historic but convenient home lends itself flexibly to modern living.

This part of Back Street, just 50 yards from the market square, is a conservation area designated as grade II listed for its contribution to Norfolk heritage.

The Old Bakehouse occupies an end-of-row position and beautifully reflects classic Georgian design. The property - which supplied Reepham's bread for many generations - is today a welcoming and practical home with adaptable accommodation over three floors and served by two staircases.

To the front, a spacious sitting room with a wood-burning stove and sash windows provides a delightful space for relaxing or entertaining. To the rear, a second reception room, also featuring a wood-burning stove and traditional pantile flooring, offers a cosy setting-perfect for family time or quieter evenings.

At the centre of the home is the kitchen and breakfast room, a charming space fitted with handcrafted units and finished with classic pantile flooring, creating a warm and inviting country-style feel. A convenient ground floor WC completes this level.

Upstairs, the first floor offers three bedrooms, along with a family bathroom and a separate shower room. The top floor provides excellent flexibility, with two further bedrooms and a generous, light-filled room that could serve as a studio, workspace, or additional bedroom. An en-suite WC is already in place, adding further practicality.

Outside, wooden gates open into a beautifully enclosed walled garden, offering a peaceful and private retreat. The space also provides off-road parking, while a separate outbuilding serves as a useful utility area and houses the oil tank and boiler.



Services

Oil fired central heating. Mains water, drainage, and electricity are connected.

Situation

Reepham is a popular and historic Broadland market town located approximately 13 miles from Norwich city centre. The town hosts numerous local businesses and independent local shops, as well as two popular public houses / hotel in the Market Place. There is a renowned secondary school and sixth form college together with many other useful amenities. The beautiful North Norfolk coast and various beaches are within easy driving distance from Reepham.

Directions

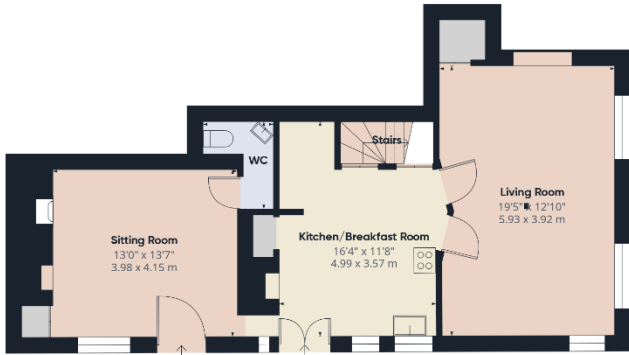
To find the property leave Reepham Market Place on School Road and take the immediate left turning onto Back Street. Continue along and the property will be found on the right hand side clearly marked by Parsons and Company 'For Sale' board for ease of identification.

For further information and to arrange your viewing, please contact our friendly and professional staff.

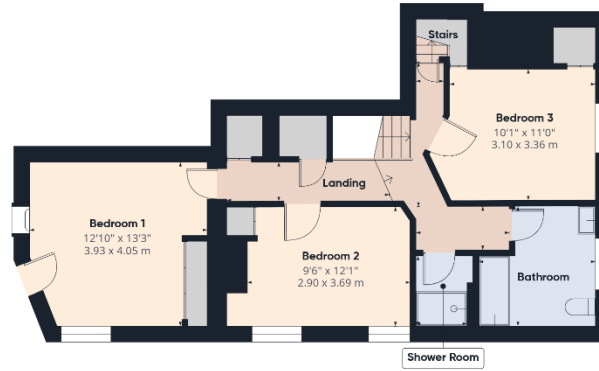
This property is being marketed by our Reepham office and the property reference is AR0281.

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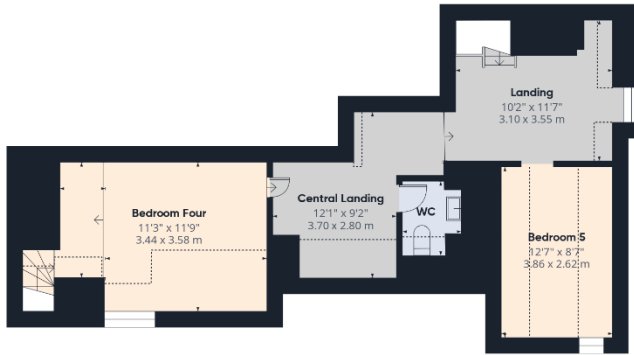




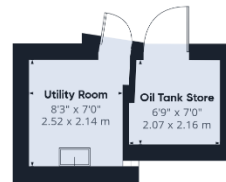
Ground Floor Building 1



Floor 1 Building 1



Floor 2 Building 1



Ground Floor Building 2



Approximate total area⁽¹⁾
 1923 ft²
 178.5 m²
 Reduced headroom
 145 ft²
 13.5 m²

(1) Excluding balconies and terraces

Reduced headroom
 Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



EPC Exempt

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