



THE STORY OF

Old Rectory

Sporle, Norfolk

SOWERBYS

S

THE STORY OF

Old Rectory

Bunkers Hill, Sporle, Norfolk
PE32 2ER

- 16th Century Period Residence
- Charming Character Features Throughout
- Four Bedrooms
- Spacious Sitting Room with Log-Burner
- Well-Presented Kitchen/Breakfast Room
- Double Garage with Power
- Ample Off Road Parking
- South-Facing, Private Front Garden

SOWERBYS DEREHAM OFFICE
01362 693591
dereham@sowerbys.com



“One of the oldest buildings in the village, there’s character at every turn.”

Set towards the back of a generous plot, slightly elevated and hidden away from prying eyes, whilst surrounded by a lovely mature garden, Old Rectory is a wonderful example of a four bedroom detached house. Built in the 16th century, it is believed to be one of the oldest buildings in the village. The current owners have wonderfully brought the property up to the 21st century, but left many of the original features, which are evident throughout.

A bright and welcoming hallway greets

you, with stairs leading to the first floor and a beamed arch leading to the main reception room. During the day, when the sun is streaming through the south-facing windows, this spacious room is filled with natural light. But at night the room comes into its own, with beams throughout and a large log-burner sitting atop Norfolk pamment tiles, surrounded by the original brick work and feature wooden bressummer. This characterful space becomes a lovely area to unwind with your favourite refreshment at the end of the day.

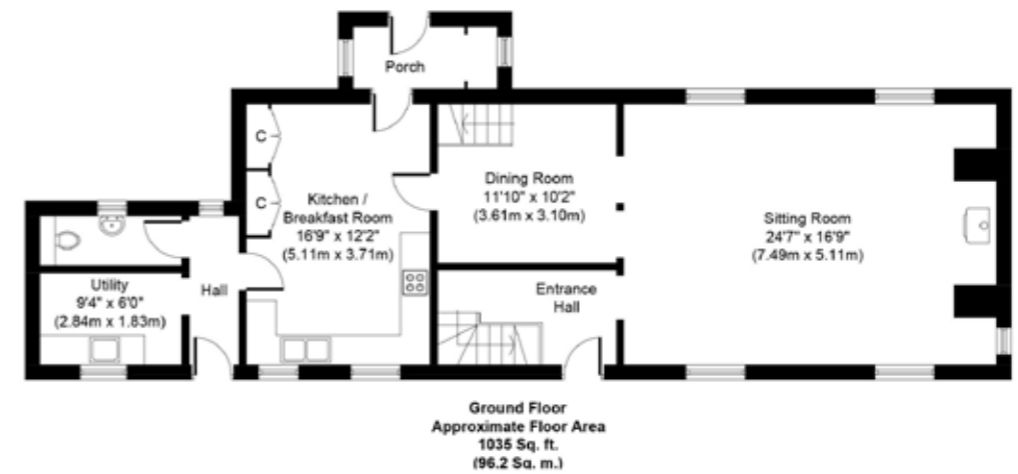
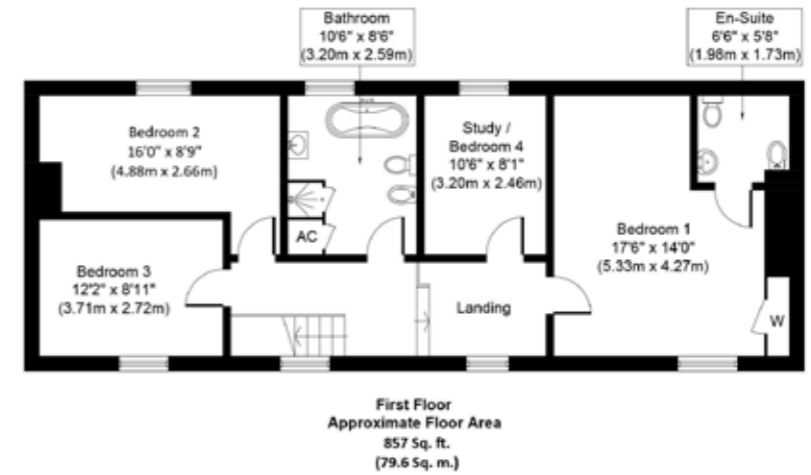
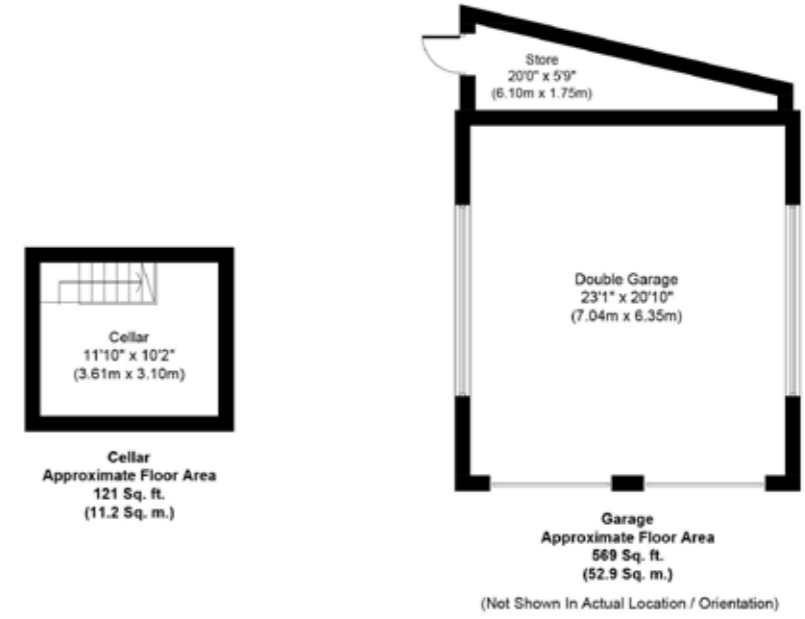


What was once the buttery is now used as a more formal dining space. The entrance to the cellar is also hidden in this room below the fitted carpets. From here we flow into the kitchen/breakfast room, with a shaker-style kitchen, range cooker and a mirror splashback, which cleverly makes what is already a good-sized room feel even bigger. Also downstairs, the property benefits from a utility room and separate cloakroom.



Upstairs there are four bedrooms, however the current owners use the smallest of the rooms as a study. The principal bedroom has sole use of an en-suite, which is spacious enough for the addition of a shower if desired. There is also a family bathroom on this floor, with roll top bath and a separate shower.





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. 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.

The entire south facing garden is positioned to the front of the house, with the majority being laid to lawn, however there is a lovely mix of tall trees and shrubs cleverly planted to increase what is already a very private garden. A summer house faces west to catch the afternoon sun, and there's also a double garage with power, a large log store and a small courtyard garden to the rear of the property.





ALL THE REASONS

Sporle

IN NORFOLK
IS THE PLACE TO CALL HOME



Positioned around its meandering main street, the village of Sporle lies close to the historic market town of Swaffham.

There is a village primary school, two churches, a popular public house/restaurant, newly renamed 'King Charles III', and a village shop/post office. The community centre hosts a wealth of activities and events.

An historic and thriving market town, Swaffham is situated approximately 15 miles east of King's Lynn and approximately 30 miles from Norwich.

There is an extensive range of local amenities including a Waitrose, Tesco, Asda, further shops, pubs and restaurants, three doctors surgeries and primary, secondary and higher schools together with a variety of leisure and sports activities including an excellent golf

club. The town has an extremely popular Saturday market and many interesting historic buildings including the parish church and 'The Buttercross'.

Swaffham and the surrounding area offers a great hub for those who wish for a perfect family life. It has a series of schools for different ages, along with being relatively close to other schools including Greshams, Langley Hall and Beeston Hall School. It's also a good base to call home with local activities and entertainment including theatre, open gardens, nature reserves and more.

Swaffham is only around two hours by train to London, with great access to Cambridge and a short journey to Holt, Wells, Brancaster and Burnham Market - as well as the popular little seaside town of Sheringham. Norwich too is quick trip and provides an airport, offering direct flights to Amsterdam.



Note from Sowerbys



“Old Rectory enjoys such a private plot, it’s really tucked away.”

SOWERBYS



SERVICES CONNECTED

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

COUNCIL TAX

Band E.

ENERGY EFFICIENCY RATING

E. Ref:- 0561-3015-3204-6012-1200.

To retrieve the Energy Performance Certificate for this property please visit <https://find-energy-certificate.digital.communities.gov.uk/find-a-certificate/search-by-reference-number> and enter in the reference number above. Alternatively, the full certificate can be obtained through Sowerbys.

TENURE

Freehold.

LOCATION

What3words: ///suave.pans.swear

These particulars and measurements whilst believed to be accurate, are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give representation or warranty in respect of the property.

SOWERBYS



Sowerbys Estate Agents Limited is a company registered in England and Wales, company no: 05668606. Registered office 54 Westgate, Hunstanton, Norfolk, PE36 5EL