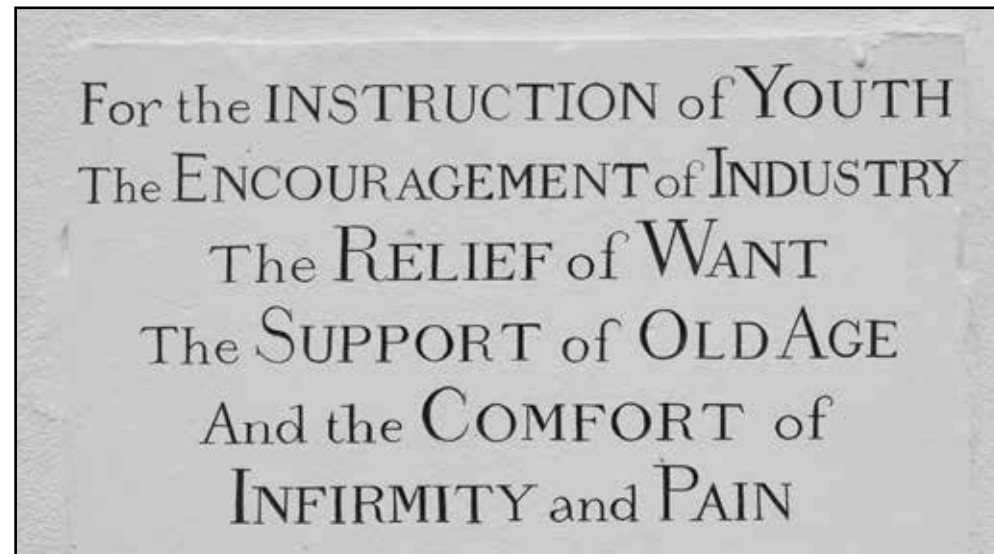




The Old Court House
Court Road | Rollesby | Norfolk | NR29 5HG

A TALE TO TELL



“With a fascinating history through centuries past, this home has a story to tell. Now a handsome residence with an abundance of charm, it’s a wonderful place in which to dwell. The field views are perfect, with Broads and beach nearby – a magical setting indeed, while the expansive gardens offer plenty of space that is sure to meet all of your needs.”







- An impressive Grade II Listed Property, circa 1776 formerly the District Courthouse, it now forms a Family Residence standing in 0.9 of an acre
- Five Bedrooms; Four Bathrooms; External Annexe Sixth Bedroom and Shower Room
- Three Receptions and Study/Home Office
- Breakfast Kitchen with Separate Utility
- Original Character can be found Throughout with High Ceilings, Fireplaces, Bay Windows, Timber Floors
- Formal Gardens with Wonderful Views to the Front over the Surrounding Area
- The Accommodation extends to 4,000sq.ft

The Old Courthouse was built as a workhouse in 1776 and still bears an inscription above the main door, stating that the institution was "For the instruction of youth, the encouragement of industry, the relief of want, the support of old age and the comfort of infirmity and pain."

An Impressive Transformation

Part of the house was rented for the courts from the mid 1800's. The workhouse and court rooms were used until the early 20th century before being fully used as the local court house. Some people in the village remember 'visiting' the courtrooms (scrumping apples were mentioned!) The large bay window to the front was the place where the judge sat, with the rest of the main sitting room forming the remainder of the courthouse itself. Down in the cellar, now used for storage, you can still see shackles on the wall! When the courthouse closed, the building became a country house hotel until 1991, when it was converted into a private home.

Abundant Character

Previous owners painstakingly converted the property and when the current owners came here, a lot of works had been done. They fell in love with the space and character, from the aforementioned large bay window to the high ceilings, brick and wood flooring, feature fireplaces and more. "It's such a historic building. We love period properties and this has a very unusual story." They in turn have further improved their home, fitting new log burners, repairing and draft-proofing the windows and doors (which has significantly reduced their heating costs), replacing clay Victorian drains with modern drainage, refelting the roof and redecorating the house from top to bottom. There is a dedicated home office with high speed fibre broadband available.

Room For A Crowd

Sociable people, the owners have really made the most of the space. The first Christmas they were here, they had 20 people staying in the house for the festivities and the property rose effortlessly to the occasion. The owners have created a standalone guest suite, and this gives overnight guests some privacy and independence. You could potentially rent this out as a bed and breakfast room. There are five good size bedrooms and four bath and shower rooms in the main house too. The farmhouse kitchen has space for a central table - this is proper 'heart of the home' stuff - and leads on to a stunning dining room with a log burner and room for a seating area if required.

Walks And Wildlife

The family love spending time outside and the garden has been well used, with play equipment, a vegetable garden and a wild flower meadow found out here. There's an otter that occasionally visits the garden and marsh harriers nest in the woods over the road. You'll see owls, deer and so much more in the garden and across the surrounding countryside. The garden offers a lovely sense of openness but it's also an easy and safe walk into the village itself, where you'll find a school, friendly pub serving excellent food, a superb farm shop and more. You're a stone's throw from the Broads (when the sailing club head out on the water, you can see the sails from your bedroom windows) and only around 10 minutes from the beach. "We take a picnic or barbecue and go to the beach after school. It's easy to park around here and often you'll have the place to yourself."

Agents Note On the southern side of the residence there is an external en-suite annexe bedroom, which has no internal access from the main house. The Old Court House is attached to two other separate dwellings at the side and rear, but the 3ft thick walls ensure privacy, peace and quiet.



















INFORMATION



On Your Doorstep

Rollesby is a small Norfolk village, eight miles to the north west of Great Yarmouth on the edge of Rollesby Broad, part of the famous Trinity Broads and linked to Ormesby and Filby Broads. Rollesby is surrounded by woodland and open fields. Martham is just over a mile away and is a large village with a population of approximately 3,000 bordering the southern bank of the River Thurne. The centre has a post office, public house, shops and doctor surgery, public library and schools and is located nine miles north from Great Yarmouth, just over 17.5 miles from the city of Norwich and three miles from the coast. Martham Broad is owned and managed by the Norfolk Wildlife Trust and is a designated national nature reserve, popular with nature lovers and ornithologists.

How Far Is It To

The Cathedral City of Norwich is 17 miles away and has excellent educational, cultural and recreational facilities. There is a regular rail service to London Liverpool Street (about two hours) and Norwich airport provides daily flights internally and to Europe. The North Norfolk Coast can be found to the north with its quaint villages and sandy beaches. Favoured spots include Holt, Well-next-the-Sea, Blakeney and the Burnhams. An hours drive south will see you arrive at Thetford Forest with its many nature trails and bicycle paths whilst Stansted Airport is a further hour drive with its many destinations offered throughout mainland Europe.

Directions

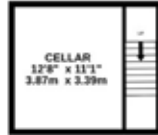
From Norwich take the A47 Southern bypass heading towards Great Yarmouth upon reaching Acle take the A1064 exit on the roundabout heading towards Billockby. Continue into the village of Fleggburgh, turn left into Town Road immediately before the Kings Arms public house. Proceed along this road for approximately one mile before taking a right hand turn into Court Road. Proceed for a further 0.6 miles where The Old Courthouse can be found on the right hand side.

Services and District Council

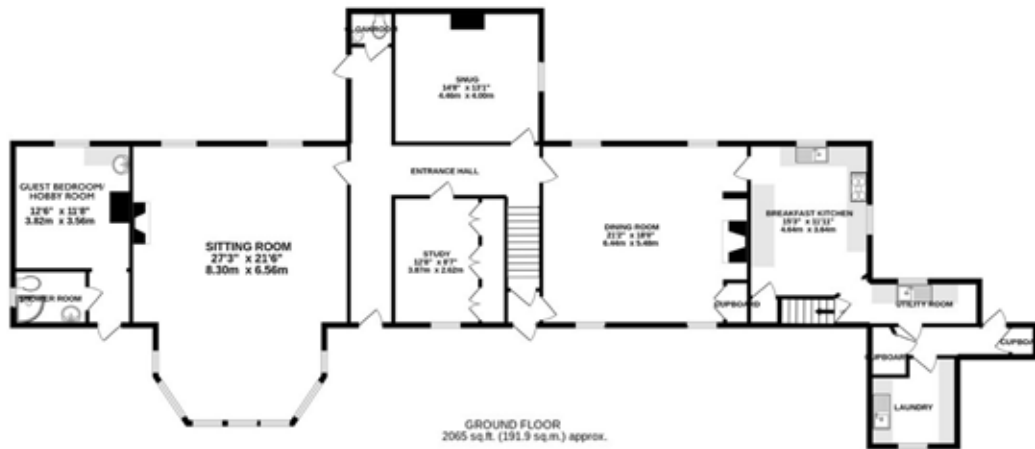
Oil Central Heating, Mains Water, Mains Drainage
Great Yarmouth District Council – Council Tax Band F

Tenure

Freehold



BASEMENT LEVEL
185 sq.ft. (17.2 sq.m.) approx.



TOTAL FLOOR AREA : 4000 sq.ft. (371.6 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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