



Lantern House
Church Lane | Morley St. Botolph | Norfolk | NR18 9TH

A TALE THROUGH TIME



“A former forge, bicycle shop and Post Office, this property has played many parts over the years. With centuries of character and quirky features, there’s so much more to this than first appears. With a barn ripe for conversion and garden office too, plus beautiful views across open countryside, close to Norwich and Wymondham with excellent schools, altogether a wonderful place to reside.”







- A unique Grade II Listed Residence, situated in the village of Morley St. Botolph
- Five Bedrooms; Two Bathrooms
- Kitchen and Downstairs Shower Room
- Six Reception Rooms including the Former Shop and Bar plus a Study
- Attached Barn currently used as a Workshop could be incorporated into the House subject to Planning; Home Office in the Garden plus a Garage
- The Accommodation extends to 2,865sq.ft
- No EPC Required

Just down the road from Wymondham College and well placed for balancing country life with easy access to Norwich, this unique period home has so much personality and wonderful charm. It dates back to 1799 and the owners have a whole package of deeds and papers going back through the centuries – enormously interesting for anyone who loves delving into the history of their home.

A Sense Of History

Most likely three properties originally, this fabulous and unique place is now one spacious and welcoming home. On the corner of two quiet lanes, the frontage is very attractive from each side, with the former Post Office and shop side having large windows, and the 'home' frontage having the pleasing proportions of a Georgian farmhouse. The property is Grade II listed and the cast iron railings with their fleur-de-lis detailing are specifically mentioned.

A Real Character

When the owners first came here, they embarked upon a programme of renovation to bring the property back to its best. The bones were good but it needed some TLC and that's what they've given it, creating a charming home in the process. There's still scope to make your mark, but you certainly can move straight in and enjoy it all, right from the start. Indeed, this is a brilliant home for anyone who loves a houseful or for a family. The former shop/Post Office is a large and light-filled space that has a wood burner for keeping it cosy in winter. The current owner runs a book group here and finds the room ideal for accommodating a good number when needed, but still retaining a comfortable feel. It opens to a bar area next door – again, perfect for entertaining. There's a snug and sitting room, the former also with a log burner, plus a music room. The attractive country kitchen with its sloping ceiling and exposed oak timber, leads to a good-size formal dining room with a door out onto the garden. Altogether, the ground floor is very versatile and can adapt to meet many needs.

Rising To Every Occasion

Upstairs, there are five bedrooms, of which four can accommodate a double bed, plus two full bathrooms. Again, you'll notice character features like the beams, while the master has a handsome feature fireplace. The views are lovely and green, with fields opposite over the fields on one side and mature trees on the other. The property has some useful outbuildings too. There's an attached barn that the owners use as a workshop – this could easily be converted as part of the house or perhaps for alternative usage, subject to planning. There's also a brilliant home office in the garden, and there's a separate garage. Once again, you see that this is a hugely flexible place – the original shop and Post Office section could work independently to the rest of the house, which means this is a home ideal for multi-generational living, or if you're looking for business potential. The owners considered running a coffee shop in this part of the house, as it has its own access and wouldn't intrude on the rest of the home. The idea was received very favourably within the community.

Rural Bliss

This is a lovely peaceful setting and one that the owners have really loved. They've had many a barbecue and summer garden party here with friends and have enjoyed relaxing in the garden. Lush and green throughout most of the year, it's also very private. There's a sweet treehouse tucked away within an evergreen tree – very exciting for kids! The pond is home to newts and frogs, while deer and barn owls pass by the surrounding fields. While it is rural here, it's also very close to everything, so you don't need to go far. Wymondham College is within walking distance, as is the village primary school. You're just a few minutes away from Wymondham and the A11, so it's easy to get out and about by train or by road.









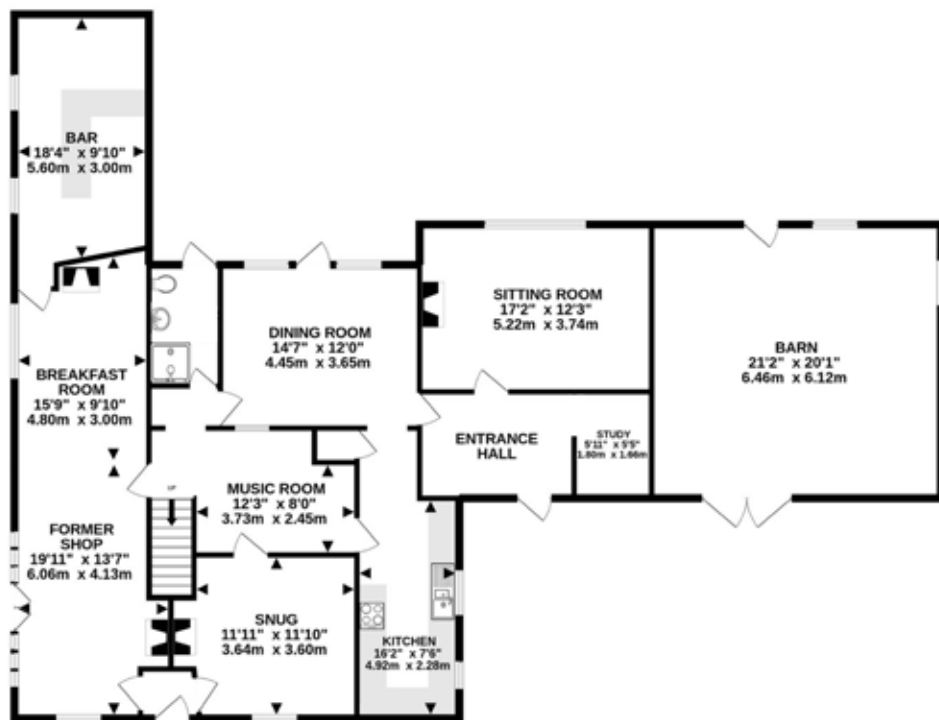








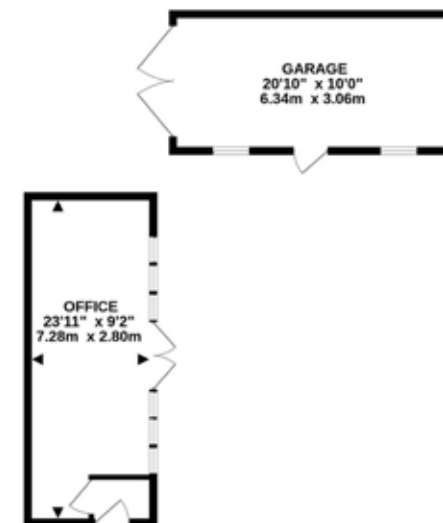




GROUND FLOOR
1960 sq.ft. (182.1 sq.m.) approx.



1ST FLOOR
905 sq.ft. (84.1 sq.m.) approx.



OUTBUILDINGS
427 sq.ft. (39.7 sq.m.) approx.

FLOOR AREA - HOUSE : 2865 sq. ft. (266.2 sq. m.) approx.
TOTAL FLOOR AREA : 3292 sq.ft. (305.9 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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On Your Doorstep...

Morley St Botolph is a small unspoilt village approximately 2 miles from the A11. The market town of Wymondham is approximately 5 miles distant and has good shopping and banking facilities including excellent schools. The property is well placed for the renowned Wymondham College and private education for girls is available at Hethersett. The town of Attleborough is about 3 miles, which also offers a further range of shopping and banking facilities and there is a rail service from Wymondham and Attleborough with trains to Cambridge and Norwich.

How Far Is It To...

Norwich, the Cathedral City and regional centre of East Anglia is about 13 miles to the north, whilst Diss is about 13 miles to the south and both Norwich and Diss have mainline railway connections to London Liverpool Street. Norwich also boasts 2 shopping malls, theatres, numerous restaurants, bars and an international airport as well as a wide range of cultural and leisure facilities and a variety of good schools both in the public and private sectors.

Directions

Leave Norwich on the A11 Newmarket Road. Stay on the A11 and then take the exit towards Dereham/Wymondham B1135. At the roundabout take the 3rd exit and at the next roundabout take the 2nd exit onto Harts Farm Road B1172. Turn right onto Morley Lane and then continue onto High Common. Continue onto Deopham Road and then turn right onto Church Lane and your destination will be on the right.

Services and District Council

Oil Central Heating, Mains Water, Super-Fast Broadband
Private Drainage via Septic Tank (The property is being connected to Mains Sewers in May 2023).
South Norfolk District Council – Council Tax Band F

Tenure

Freehold



Fine & Country Norwich Office
12-14 Queen Street, Norwich, NR2 4SQ
01603 221888

This property is a Listed Building and therefore does not require an Energy Performance Certificate

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