



THE STORY OF

# The Old School

*Great Ryburgh, Norfolk*

**SOWERBYS**



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THE STORY OF

# The Old School

Station Road, Great Ryburgh, Norfolk  
NR21 0AE

Chain Free

Former Victorian School, and Day Nursery

Rare Opportunity

Wealth of Charm and Character

Up to Five Bedrooms, Set Over Two Storeys

Multiple Reception Rooms

Family Bathroom and Shower Room

More Than 5,000 Sq. Ft. of Internal Accommodation

Ample Outside Space and Off-Road Parking

Set Within a Quintessential Norfolk Village

SOWERBYS FAKENHAM OFFICE

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“The Old School is full of great memories of time spent together, with the ability to host big family gatherings.”

Walk the grounds of The Old School and you immediately feel the history of this property.

You can imagine the good times spent by children growing up here, nestled within the quintessential Norfolk village of Great Ryburgh.

Welcoming many people through its doors over the course of its history, once as a Victorian school, more recently a well-loved day nursery, it now embraces large family gatherings as a charming and characterful home.

A fine example of a bygone era, retaining

the cherished character of this building, our clients have also made this into a spacious home. It has been the perfect property to share with loved ones, creating memorable moments all year round.

Its unique facade hides an internal transformation which now sees a contemporary staircase to the first floor, where there are two rather generous bedrooms. These rooms nestle into pitch-pine vaulted ceilings, are served by a four-piece family bathroom, and are arguably the perfect place for children to play hide and seek during those family gatherings.





There is an abundance of space on the ground floor which opens up the immense versatility of this property.

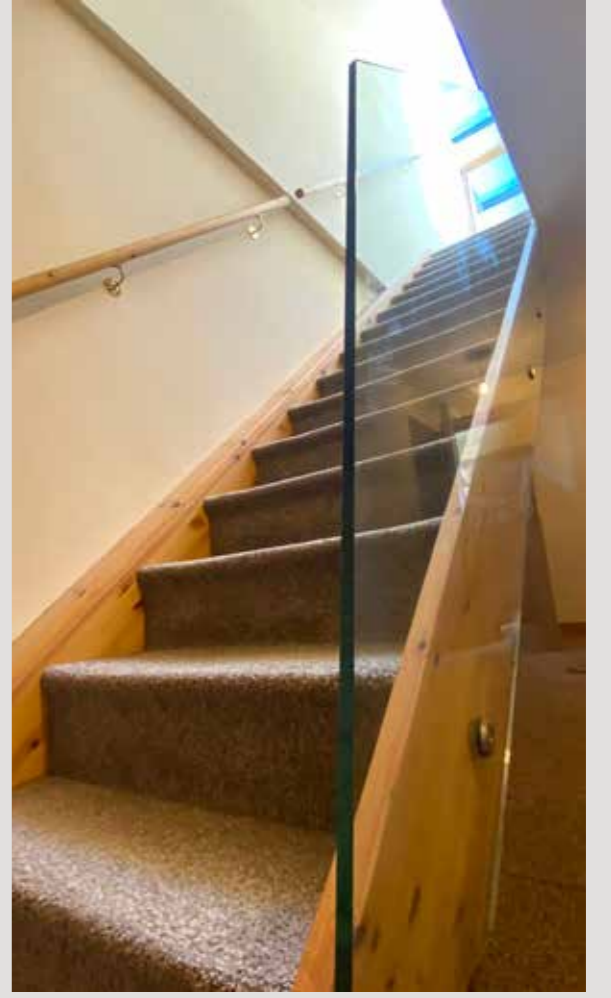
With a delightfully spacious kitchen/family room, a number of reception rooms and three ideal downstairs bedroom options, these rooms are only restricted by your own imagination - an old school maybe the most appropriate place to help that blossom.

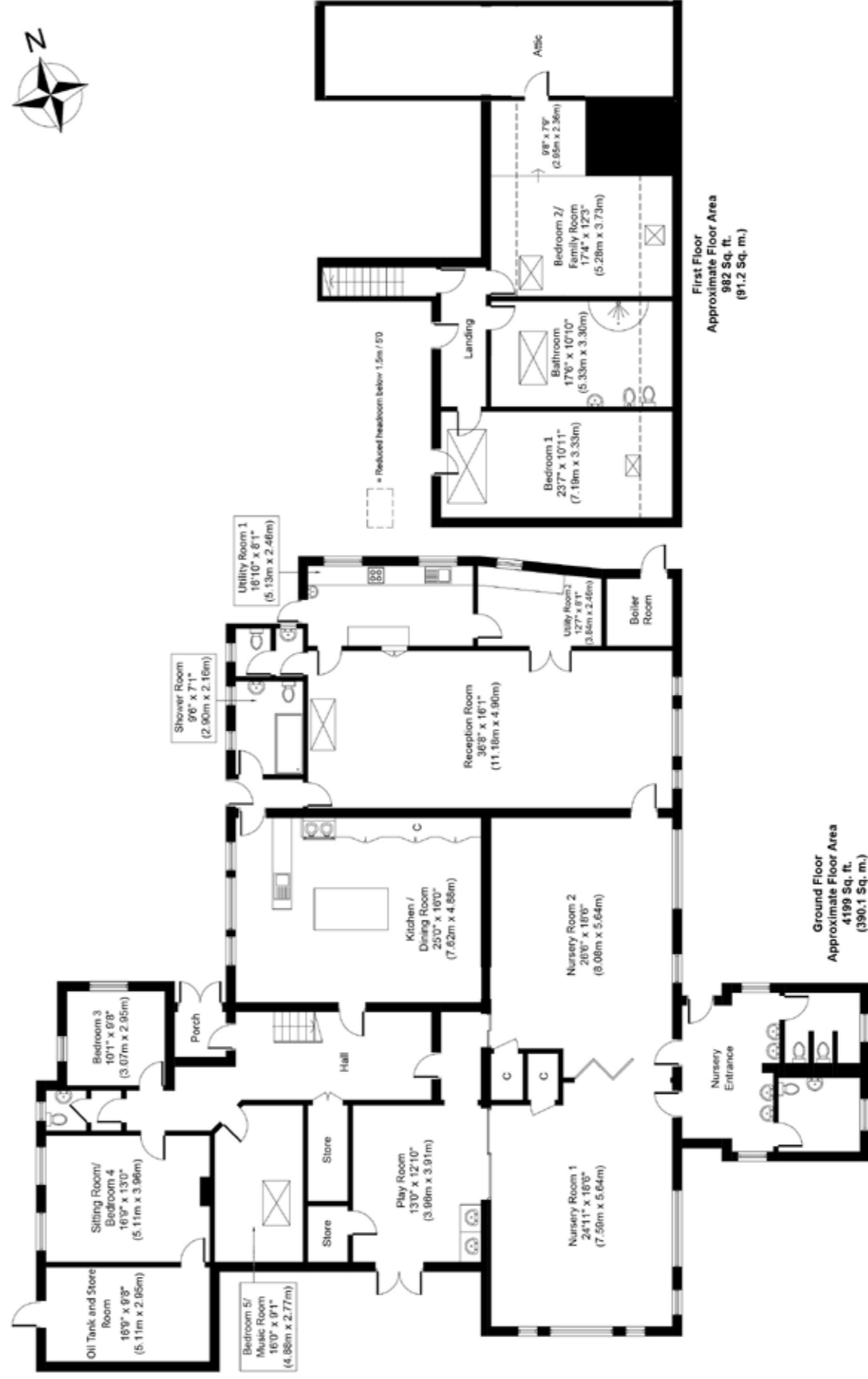
Our sellers have used some of these spaces, including the old headmaster's office, for music, hobbies, a cosy snug, and bedrooms. They have also made many improvements to the property, extending beyond what might be visible. From double glazed original windows - the additions of internal insulation, electrics and central heating - to fully insulating and replacing the slate roof, it's clear that much love and time has been spent on making this into the home we find today.



This work has been sympathetically executed meaning that the original character is still displayed, both inside and out. The slate roof and the bell tower, including its original bell, have been restored, and features such as these and a commemorative plaque for the coronation of King Edward VII, transport you back to the era in which the school would have been thriving. As you would also expect, the outside space provides ample play areas and off-road parking.

The Old School complements its location. Having once stood as an important building for the people of Great Ryburgh, when you step outside its gates you can feel the community spirit of this quintessential Norfolk village. Close to the market town of Fakenham, and all that the North Norfolk coast has to offer, both the village and The Old School could be the perfect place to call home...





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.

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ALL THE REASONS



# Great Ryburgh

IN NORFOLK  
IS THE PLACE TO CALL HOME



A small village, Great Ryburgh is four miles east of Fakenham.

Great Ryburgh is very active and has a community shop and post office, a farm shop and a church. There's also The Blue Boar Inn, a traditional English country inn and restaurant offering bed and breakfast, with low-beamed ceilings and an inglenook fireplace in the bar.

The village is also within easy access of King's Lynn and Norwich both of which have mainline rail links to London.

Coast or country? If your heart is set on the gentle bustle of a market town, but within easy reach of the sea, Fakenham is top of the list. While sandy beaches are just ten miles away, the market town is perfectly positioned halfway between King's Lynn and Norwich with easy reach to Holt and Swaffham, making for an easy commute.

Out of working hours, there's plenty to keep you entertained including the thriving independent Central Cinema, a perennial favourite with locals. Enjoy a fun glass-blowing session with the kids at Langham Glass, reconnect with nature at Pensthorpe or blow the cobwebs with a walk at nearby Sculthorpe Moor.

For something fancier, dress up to the nines and enjoy a day out and a flutter at Fakenham Racecourse, or team up with your playing pals for a round at Fakenham Golf Club, set in and around the racecourse. And Thursford is just four miles away with its magnificent collection of steam engines and organs – a visit to its Christmas spectacular gives a West End theatre excursion a run for its money.

Both Great Ryburgh and Fakenham are brilliant locations, exquisite properties waiting to be rediscovered and a growing band of entrepreneurial businesses, this area is enjoying a renaissance and offers a superb place to call home.



Note from the Vendor



“We’ve loved taking trips to Wells-next-the-Sea.”

THE VENDOR



**SERVICES CONNECTED**

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

**COUNCIL TAX**

Band F.

**ENERGY EFFICIENCY RATING**

E. Ref:- 1500-2322-5009-1437-2206

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: ///nibbled.icicles.interlude

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# SOWERBYS



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