



Clamps Close
26 Repps Road | Martham | Norfolk | NR29 4QT

LETTERS TO HOME



“This handsome Georgian home was once the village Post Office, and there’s still a postbox inset into the wall today, a reminder of its former life. It’s been a much-loved home over the past few decades and while it does need some modernisation, it has all the charm and character of the Georgian period. Along with a beautifully-maintained long garden backing onto fields and an enviable position within the heart of a vibrant Broadland village.”







- A Detached Georgian House, the former Village Post Office, situated in Martham
- Three Bedrooms; En-Suite Shower Room and Family Bathroom
- Two Reception Rooms and a Conservatory
- Kitchen with Separate Utility
- Beautiful Landscaped Rear Gardens of 0.22 of an acre (stms) with Patio
- Adjoining Piece of Land (0.21 of an acre) stms, complete with Garage, Storage Shed and Separate Vehicular Access, Available by Separate Negotiation
- Single Garage, Workshop and Outside WC
- The Accommodation extends to 1,524sq.ft
- Energy Rating: F

If period homes appeal to you and you think modern properties are nothing to write home about, this might very well be the one for you! From first sight, the attractive Georgian frontage, with its sash windows each side of the door, catches the eye. Homes of this period are always in demand – and when you explore this one, you'll see why!

A Place To Put Down Roots

Dating back to 1736 and later extended around 1840, this property must have a tale or two to tell. It was the village Post Office for many years, before becoming a private home. It's been in the current ownership since 1972, when a family purchased the property when it was in a state of disrepair, working hard for four years to renovate it before moving in. Over the years, it's been the setting for many family gatherings, including birthday parties, Christmas dinners in the elegant dining room, and more besides. Today it offers you the opportunity to reside in a fabulous Georgian property, with the chance to update it and make it your own, enjoying all that the previous owners have about the lifestyle here.

Light And Well-Proportioned

As you might expect, you enter the home into a central hallway, with the main reception rooms found to either side – typical of the period. The formal dining room has wonderful proportions and is filled with light. There's a beautiful feature fireplace here with alcoves either side. The sitting room opposite has been opened up into one larger room, again with a feature fireplace, brick this time, and a lovely bow window framing views over the garden to the rear. At the far end of the hall you'll find the kitchen breakfast room. Whilst the current kitchen area is on the small side, the overall room is a really good size and there's scope to create a fabulous family kitchen with an informal dining area. Beyond this, the owners have added a conservatory that means you can enjoy views over the garden throughout the year. There's also a useful utility room and gardeners' W.C. to the rear. Upstairs, all three bedrooms have built-in storage and the master has an en-suite, while the other two bedrooms share the family bathroom.

Village, Beach And Broads

Outside, the garden is a real delight and has been beautifully landscaped and maintained. Incredibly private, it backs onto fields, so you're sure to see a lot of birdlife. At the far end of the garden, you'll see a gate that takes you to a neighbouring piece of land, complete with garage and storage shed and separate vehicular access. This land is available by separate negotiation. Altogether, there's plenty of outside space to enjoy and lots of room for children to play, which is unusual when you're as close to the centre of the village as you are here. A stone's throw from the village green and duckpond, you're walking distance from the supermarket, schools, takeaways, library, doctors' surgery, pub and more. When you do need to go further afield, the beautiful beach and dunes at Winterton is your nearest stretch of coast, just a few minutes away by car, with the staithe, boatyard and broad at Martham your access to the Norfolk Broads.















ADJOINING
LAND AVAILABLE BY
SEPARATE
NEGOTIATION





INFORMATION



On Your Doorstep

Martham is an historical and traditional village bordering on the Norfolk Broads National Park. It has a thriving community located North of Great Yarmouth, the coastline is 3 miles distant offering both tranquil and beautiful scenery. Martham offers a range of shops, services and local facilities. There are also three schools and a public library. Access to both Norwich and Great Yarmouth is provided by the A47, London and motorways are accessed by the A12 from Great Yarmouth and the A11 from Norwich.

How Far Is It To

The Cathedral City of Norwich is 21 miles away and has excellent educational, cultural and recreational facilities. There is a regular rail service to London Liverpool Street and Norwich airport provides daily flights internally, to Europe and beyond. The North Norfolk Coast can be found further north with its quaint villages and sandy beaches. Favoured spots include Holt, Wells on Sea, Blakeney and the Burnhams. A 45 minute drive south will see you arrive at Thetford Forest with its many nature trails and bicycle paths whilst Stansted Airport is a further 30 minutes south.

Directions

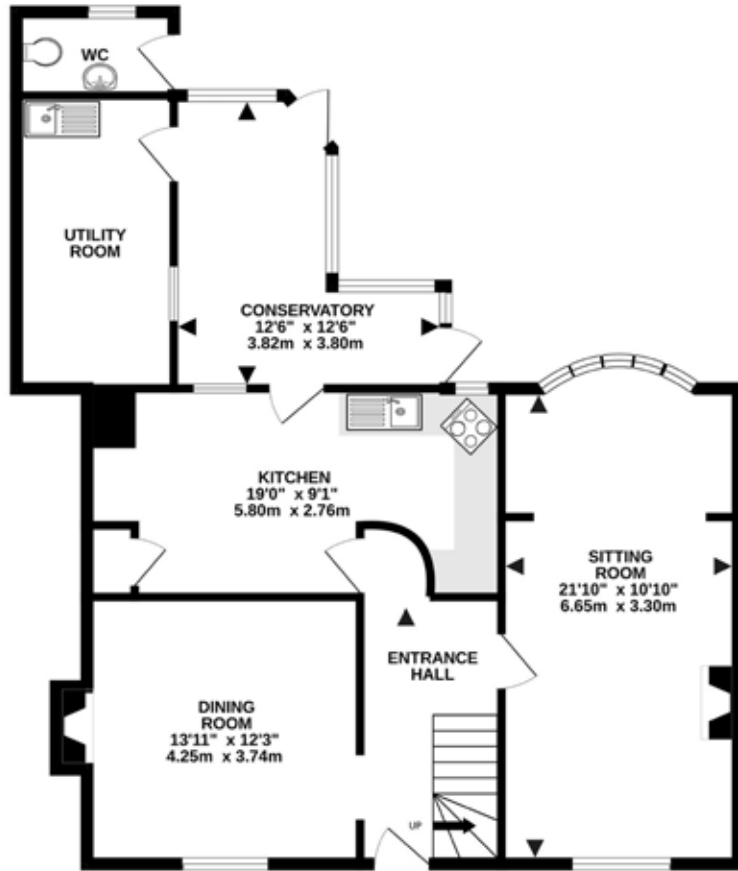
Leave Norwich heading east on the A47 southern bypass, upon reaching the Acle straight roundabout take the A1064 exit and upon reaching Billockby take the left hand turning onto the B1152 into the village of Clippesby. Continue through the village of Clippesby before taking a right hand turn onto the B1152 signposted Martham. Proceed into the village of Martham on Repps Road, whereby the property, number 26, can be found on the left hand side, clearly signposted with a Fine and Country For Sale Board.

Services and District Council

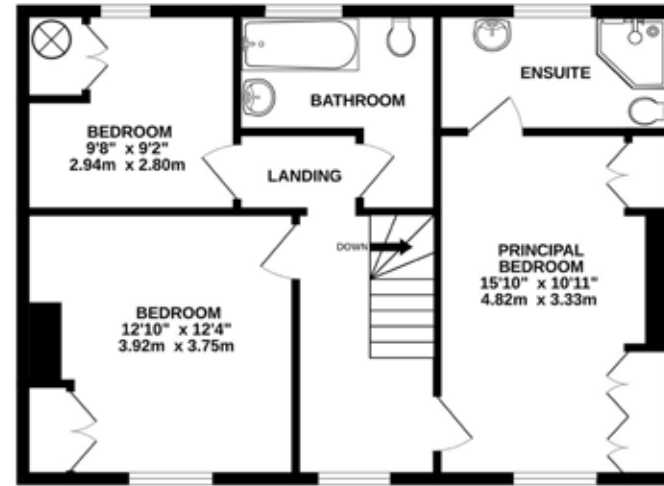
Oil Central Heating, Mains Water, Mains Drainage
Great Yarmouth Borough Council – Council Tax Band D

Tenure

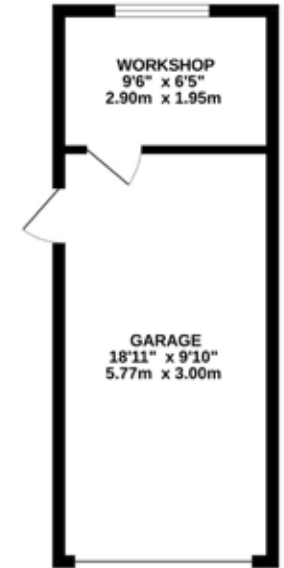
Freehold



GROUND FLOOR
894 sq.ft. (83.0 sq.m.) approx.



1ST FLOOR
600 sq.ft. (55.5 sq.m.) approx.



OUTBUILDING
246 sq.ft. (22.7 sq.m.) approx.

FLOOR AREA - HOUSE (EXCLUDING OUTBUILDING) : 1524 sq.ft. (141.5 sq.m.) approx.
TOTAL FLOOR AREA : 1772 sq.ft. (164.6 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(91-100)	A		
(81-90)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			



Agents notes: All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure.



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We understand moving home is one of the most important decisions you make; your home is both a financial and emotional investment. With Fine & Country you benefit from the local knowledge, experience, expertise and contacts of a well trained, educated and courteous team of professionals, working to make the sale or purchase of your property as stress free as possible.

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