



THE STORY OF

The Old School

Great Melton, Norfolk

SOWERBYS

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The Old School

Burdock Lane, Great Melton,
NR9 3BN



Wonderful Former School Conversion

Stunning Vaulted Sitting Room

Abundance of Character

Dining Room and Kitchen

Study and Utility Room

Three Fine Vaulted Bedrooms

Family Bathroom

Conservatory and Garage/Workshop

Well-Landscaped, Cottage Style Gardens

A Most Popular Location



SOWERBYS NORWICH OFFICE

01603 761441

norwich@sowerbys.com





“A characterful home, rich in history, set in an idyllic location.”

The Old School is a quintessential conversion retaining an abundance of its past.

Starting life in 1851 as a mixed national school and latterly extended in 1895. Today, The Old School is a characterful home.

From the moment you enter there are many references to its former past. The

vaulted sitting room is a delight. The incredibly impressive, floor to ceiling window allows an abundance of natural light to flood in, whilst overlooking the neighbouring meadows, and the intricate carved vaulted ceiling provides immense character and warmth.

The sitting room also comes with its very own minstrels gallery.





The kitchen is well-appointed and adjoins the dining room. There are endless possibilities here, and combining the two rooms would create a wonderful open-plan space, ideal for entertaining.

Additional rooms include an entrance hall, utility room, shower room, and for those that work from home - an all important study.

Linking the old school to the generous 35ft workshop/garage is a large conservatory, erected by the current owners. This versatile space offers many uses and could be enhanced further.

The character and notions to the old school continue on the first floor, where you'll find three good-size bedrooms, the family bathroom, and the wonderful carved vaulted ceilings embracing the property's history.





Externally, the grounds have been meticulously planned and landscaped to create a wonderful cottage-style haven. Meandering pathways, wisteria and rose arches, sweeping lawns, and a fine brick and flint boundary wall makes the perfect back drop. The borders are packed full of a variety of planting giving a fine show throughout the year.

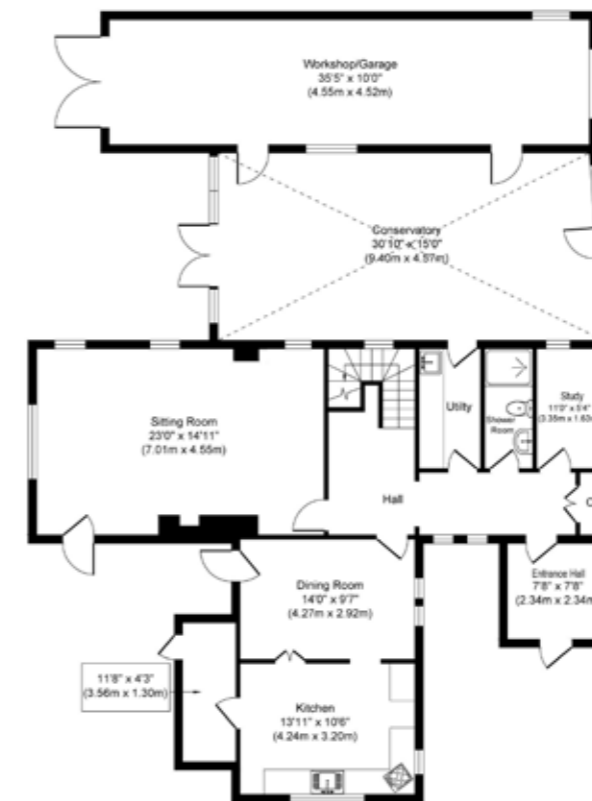
“... a wonderful cottage-style haven.”





First Floor
Approximate Floor Area
745 sq. ft
(69.21 sq. m)

Outbuilding
Approximate Floor Area
226 sq. ft
(20.99 sq. m)



Ground Floor
Approximate Floor Area
1940 sq. ft
(180.23 sq. m)

Total Approximate Floor Area
(Excluding Outbuildings)
2685 sq. ft
(249.44 sq. m)

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 Melton

IN NORFOLK
IS THE PLACE TO CALL HOME



Great Melton is a charming village nestled in the picturesque countryside in Norfolk. Situated approximately 9 miles southwest of the city of Norwich, it offers a peaceful and idyllic setting, surrounded by lush green fields, rolling countryside, and meandering country lanes.

One of the focal points of the village is the beautiful All Saints church, an architectural gem dating back to the 15th century. The church serves as a significant historical landmark and holds regular services for the community.

While Great Melton offers a tranquil rural lifestyle, it is conveniently located near the

city of Norwich, providing easy access to a wide range of amenities. Norwich boasts a vibrant cultural scene, with its historic architecture, excellent shopping facilities, excellent railway links, and a diverse array of restaurants, cafes, and pubs. The city also offers opportunities for entertainment, including theatres, cinemas, and music venues.

In summary, Great Melton is a delightful village that showcases the beauty of the Norfolk countryside, with proximity to both nature and urban amenities, it offers a perfect blend of rural tranquillity and convenient access to modern conveniences. When looking for a place to call home, Great Melton is a hidden gem worth exploring.



Note from Sowerbys



Field views.

“This is an exceptional home with so much character, and its location is simply beautiful.”

SOWERBYS



SERVICES CONNECTED

Mains electricity and water, plus a well. Heating via oil fired central heating.
Private drainage.

COUNCIL TAX

Band E.

ENERGY EFFICIENCY RATING

G. Ref:- 0370-2295-5250-2697-1601

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: ///fonts.sweetener.vipers

AGENT'S NOTE

Awaiting grant of probate.

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SOWERBYS



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