



The Old Smithy
Burgh Castle | Great Yarmouth | Norfolk | NR31 9QQ

MOVING WITH THE TIMES



“This property is full of character and has a varied and fascinating past. Recently refurbished by the current owners, its pretty frontage and beautiful setting is sure to appeal, whilst inside, the period features are charming. There’s an annexe providing potential income, or for multi-generational living, plus generous gardens that are both private and peaceful. Right on the edge of a Broadland village, you’re close to everything but you look out over open farmland.”



KEY FEATURES

- Formally The Old Smithy this period residence extends back to the 1800's and enjoys a rural nature within the village of Burgh Castle
- Four Bedrooms and Two Bathrooms
- Three Receptions, spacious Breakfast/Kitchen with separate Utility
- Separate One Bedroom self-contained Annex
- Grounds extends to 0.25 acres
- The Accommodation extends to 2150sq.ft

People often want to live in a community but to be private, to be able to walk to the pub but to have wide open countryside views, to be surrounded by nature but to be close to schools and shops. This property is that rare home that does it all. In a glorious position, it's a real winner – and it's all been upgraded by the current owners within the past few years.

A Piece Of History

The building dates back to 1826 and started life as a blacksmith's forge. Unusually, it's never been extended – all the different parts of it are believed to be original. It later became a Post Office (the old floor safe can still be seen), and a tearoom, right up until the 1950s when it was converted into a private home. The owners have photos of the tearoom gardens and guests enjoying their food. When the owners came here the house had been well cared for but required a little updating. The owners have replaced the bathrooms and kitchen and have redecorated throughout, so the property comes to market in excellent condition.

Practical And Comfortable

This is a home with an unusual layout, but it's one that works very well. You enter the property to find a beautiful dual aspect drawing room to one side and the kitchen to the other, leading onto the dining room. The drawing room is very elegant and has many original beams, as well as a log burner set within an attractive fireplace at one end and double doors leading out onto the garden. Going through the drawing room, there's a utility, again with access to the garden, plus a ground floor bedroom and bathroom, which make for a great guest suite, well away from the other bedrooms and enjoying plenty of privacy. Moving back to the kitchen, you'll see there's a walk-in pantry, plus plenty of space for a family table. Through the kitchen, there's a formal dining room, which has in the past been used as a sitting room and as a bar, so it's very flexible. Upstairs are two further good size bedrooms and another bathroom.





KEY FEATURES

Income Potential

The annexe here has been well used during the current ownership. First, one of the owners' children moved in for a while, making good use of the generous space. The owners later rented it out as a holiday let, very successfully. You can keep the two parts of the house self-contained or use the door between the annexe and the main dining room if you prefer. The annexe has its own external entrance and can have its own area of garden. The position of the property here allows the gardens to wrap around the east, south and west, so you get the very best of the sun. It pours into the front of the house in the morning and the back garden, the most private outside area of all, gets it all afternoon. You look out over open fields and enjoy wonderful views, changing throughout the seasons. The owners have seen so many different types of birds and a lot of wildlife in the surrounding countryside.

Strolls In The Sunshine

There are dog walks straight out from the front door, with plenty of choice as to where you go. The village is perhaps best known for its Roman remains, with the fort just down the road, but there's more to Burgh Castle than that. The village hall hosts groups and events, while the pub (literally a stone's throw from the property) is friendly and welcoming and the heart of village life. You can stroll down to where the Yare meets the Waveney and walk along the side of the latter down to another excellent pub, or keep going down to Belton. You're only ten minutes away from shops and restaurants, with the beautiful seaside town of Gorleston around 15 minutes from here.

























INFORMATION



On The Doorstep

The nearby village of Gorleston-On-Sea is located on the coastline to the East of Norwich offering easy access to the Broads, the coast and surrounding countryside. Caister is a thriving coastal village which provides convenient schools, doctors, dentists, pubs, supermarkets and a garage with an assortment of shops and take-aways all within easy walking distance.

How Far Is It To?

It is only 20 miles from the cathedral city of Norwich and is close to the Norfolk Broads National Park. Nearby Filby Broad, just over 4 miles, offers an exceptional range of recreational facilities including sailing, windsurfing and kayaking. The north Norfolk coast is within easy reach making the recreational facilities in the area excellent.

Directions

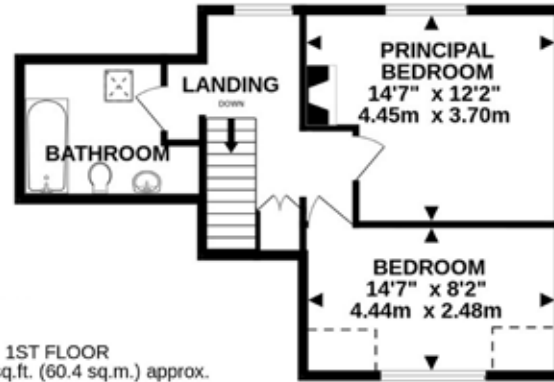
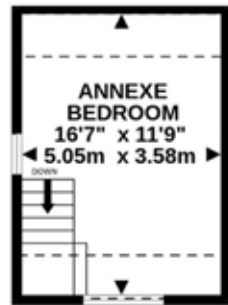
Leaving from Norwich take the A47 to Gapton Hall Road in Great Yarmouth, Continue on Gapton Hall Rd. Take Market Rd and High Rd to Back Ln in Burgh Castle. Postcode for Sat Nav is NR31 9QQ

Services, District Council and Tenure

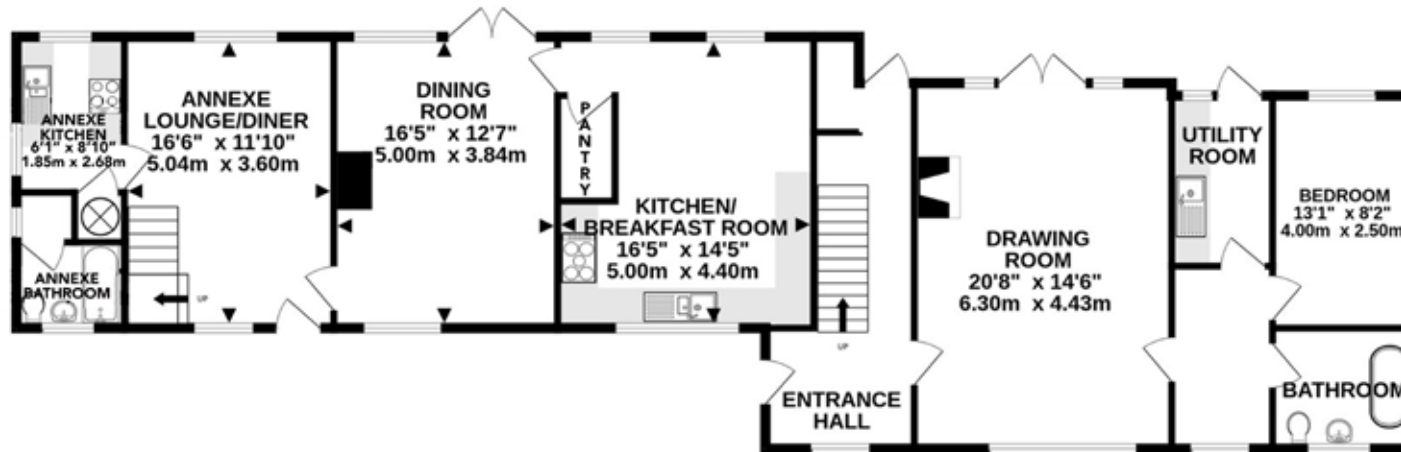
OFCH, Mains - Water & Drainage
Great Yarmouth Borough Council
Council Tax Band E

Tenure

Freehold



1ST FLOOR
650 sq.ft. (60.4 sq.m.) approx.



GROUND FLOOR
1445 sq.ft. (134.3 sq.m.) approx.

TOTAL FLOOR AREA : 2095 sq.ft. (194.6 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
Made with Metropix ©2023

DASHED AREA DENOTES RESTRICTED HEAD ROOM

Agents notes: All measurements are approximate 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.



FINE & COUNTRY

Fine & Country is a global network of estate agencies specialising in the marketing, sale and rental of luxury residential property. With offices in the UK, Australia, Egypt, France, Hungary, Italy, Malta, Namibia, Portugal, South Africa, Spain, The Channel Islands, UAE, USA and West Africa we combine the widespread exposure of the international marketplace with the local expertise and knowledge of carefully selected independent property professionals.

Fine & Country appreciates the most exclusive properties require a more compelling, sophisticated and intelligent presentation - leading to a common, yet uniquely exercised and successful strategy emphasising the lifestyle qualities of the property.

This unique approach to luxury homes marketing delivers high quality, intelligent and creative concepts for property promotion combined with the latest technology and marketing techniques.

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.

THE FINE & COUNTRY
FOUNDATION

Fine & Country Foundation, charity no. 1160989

Striving to relieve homelessness.

To find out more please visit fineandcountry.com/uk/foundation



follow Fine & Country Norwich on



Fine & Country Norwich

12-14 Queen Street, Norwich, Norfolk, NR2 4SQ

01603 221888 | norwich@fineandcountry.com

