



THE STORY OF

# Church Rooms

*Swaffham, Norfolk*

**SOWERBYS**





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# Church Rooms

Camplingland, Swaffham,  
PE37 7RB



Former Church Rooms with Rich Historical  
Significance, Designed by W J Dunthorne in 1838

Stripped-Back Property, Ready for Creative Transformation

Located in the Tranquil Cul-De-Sac of Campingland

Small, Enclosed Rear Courtyard for Private Retreat

Planning Permission Granted for Two Impressive  
One Bedroom Flats, Each With a Study

Unparalleled Opportunity to Shape a Unique  
Living Space within a Historic Setting



Welcome to a property which embodies both untapped potential and a blank canvas for your creative vision. The former Church Rooms, where history intertwines with the promise of endless possibilities.

Originally constructed in 1838 as a national school, this flint-faced architectural masterpiece was designed by the esteemed architect W J Dunthorne. Today, this remarkable building stands stripped back, ready to be reimagined and transformed according to your unique vision.

Nestled within the tranquil haven of Campingland, a serene cul-de-sac dotted with residential homes, this property offers the best of both worlds. Enjoy the peaceful ambience while relishing the easy access to the vibrant market town. To further enhance your experience, an open space and parkland grace the front of this dwelling, creating a captivating backdrop.

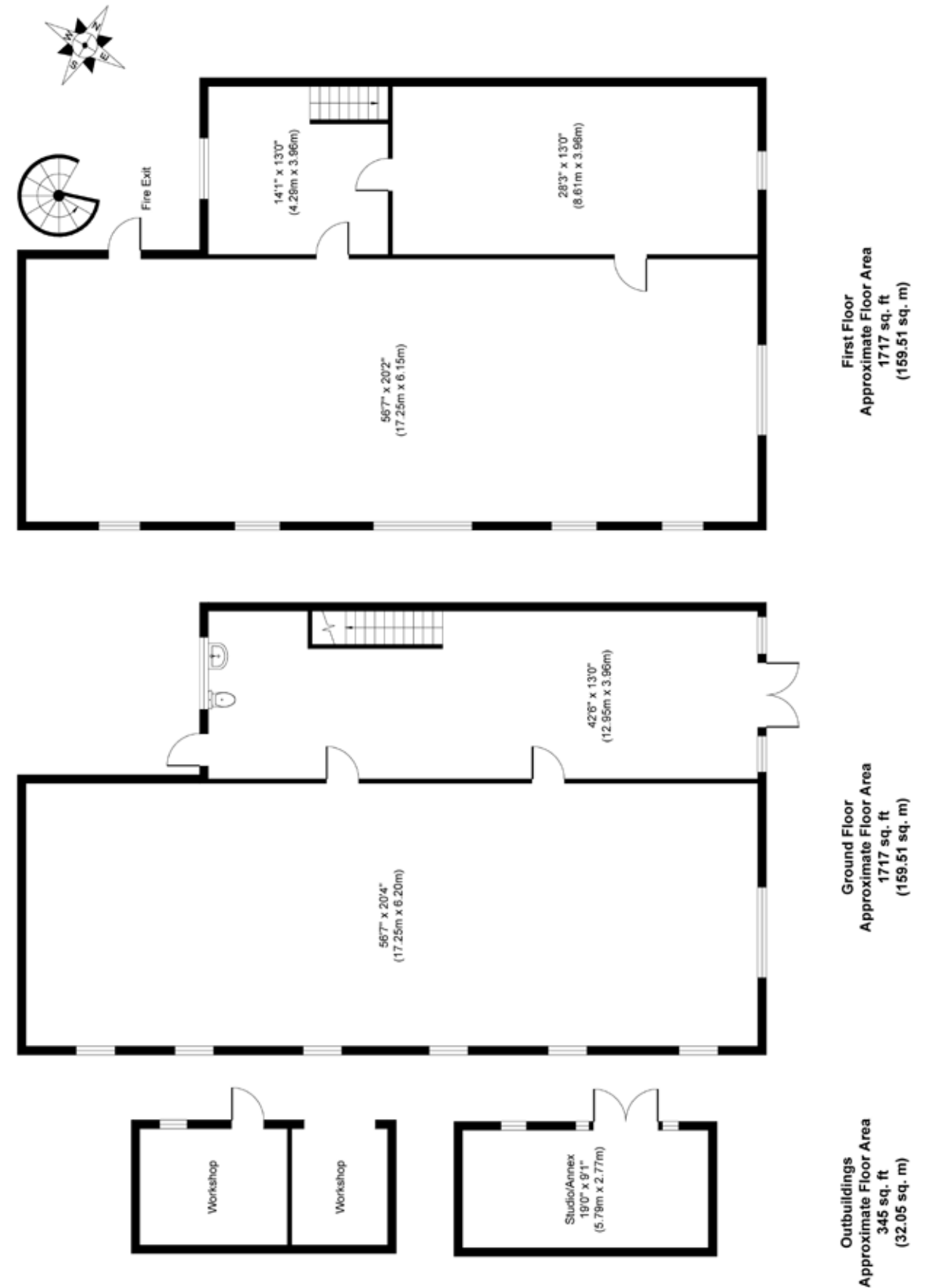
While the property boasts a small, enclosed rear courtyard, the focus lies on the limitless possibilities that await within.

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Embrace this extraordinary opportunity to breathe new life into a space that is brimming with potential. With planning permission already in place for two exceptional one bedroom flats, each with a study, you have the chance to shape a remarkable future within this historic setting. Let your imagination run wild as you envision the possibilities and design a truly unique living space.

Unleash your creativity and embark on a journey which merges the charm of the past with the unlimited potential of the future. The stripped-back beauty of the former Church Rooms eagerly awaits your transformative touch. It's time to seize this rare chance to create something truly remarkable and make your mark on this extraordinary property.



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.



ALL THE REASONS

# Swaffham

IN NORFOLK  
IS THE PLACE TO CALL HOME



An historic and thriving market town, Swaffham is situated approximately 15 miles east of King's Lynn and approximately 30 miles from Norwich.

There is an extensive range of local amenities including a Waitrose, Tesco, Asda, further shops, pubs and restaurants, three doctors surgeries and primary, secondary and higher schools together with a variety of leisure and sports activities including an excellent golf club.

The town has an extremely popular Saturday market and many interesting historic buildings including the parish church and 'The Buttercross'.

The town also boasts a museum which focuses on many different and impressive parts of local history. One key gallery is The Carter Centenary, a chance to learn about

Howard Carter, famous for the 1922 discovery of the tomb of Tutankhamun - whose extended family lived in Swaffham.

The town offers a great hub for those who wish for a perfect family life. It has a series of schools for different ages, along with being relatively close to other schools including Greshams, Langley Hall and Beeston Hall School

It's also a good base to call home with local activities and entertainment including theatre, open gardens, nature reserves and more.

Swaffham is only around two hours by train to London, with great access to Cambridge and a short journey to Holt, Wells, Brancaster and Burnham Market - as well as the popular little seaside town of Sheringham. Norwich too is quick trip and provides an airport, offering direct flights to Amsterdam.



Swaffham Town Centre



## SERVICES CONNECTED

Mains water, electricity, gas and drainage. No heating is installed.

## COUNCIL TAX

Band to be confirmed.

## ENERGY EFFICIENCY RATING

An Energy Performance Certificate is not required for this property due to it being Grade II listed.

## TENURE

Freehold.

## LOCATION

What3words: ///hence.strike.froth

## AGENT'S NOTE

Full planning permission has been granted for two, one bedroom flats, each with a study.

Ref: 3PL/2022/0542/F

These particulars and measurements whilst believed to be accurate, are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give representation or warranty in respect of the property.

# SOWERBYS



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