



THE STORY OF

The Old School

West Dereham, Norfolk

SOWERBYS

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West Dereham Road, West Dereham,
PE33 9RD

Detached Family Home

39ft Sitting Room with a Log-Burner and
Double Height Ceiling to One End

Formal Dining Room

Kitchen/Breakfast Room

Four Double Bedrooms

En-Suite to Principal Bedroom

1/3 of an Acre (STMS)

Double Garage

Enclosed and Well-Established Garden

Characterful and Charming Property
Dating Back to Early 1800's

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“We would describe this home as spacious,
private and homely.”

The Old School's remarkable journey is believed to trace back to the early 1800s, evolving from its origins as a barn to serving as a school for over a century, and now blossoming into the cherished and welcoming home it is today.

Through meticulous restoration efforts, the property has undergone a transformation process while carefully preserving and enriching its inherent charm and character. A thoughtful extension has been seamlessly integrated into the home to cater to the family's needs.

Upon stepping inside, an immediate sense of spaciousness and warmth envelops you. The inviting reception hall, beaming with natural light, acts as a nexus connecting all the reception rooms. Among these, the sitting room is the brightest, featuring a grand arch window which bathes the space in sunlight, its soaring height measuring over 39 feet. A tradition has emerged where, every Christmas, this room takes centre stage with a majestic tree, accentuated by the crackling sound of the log-burner's fire in the background.



Completing the ground floor are the dining room, study, utility room, and kitchen/breakfast room—boasting a Rangemaster and ample space, even accommodating an additional small dining table. Double french doors gracefully open to reveal the garden, blurring the boundary between indoor and outdoor living.

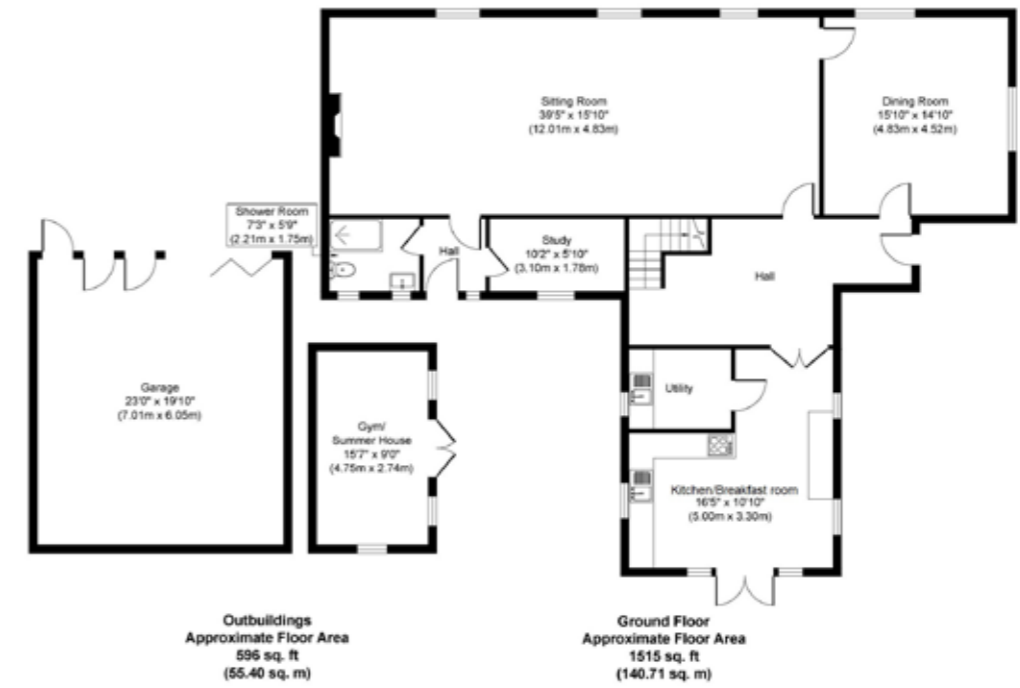
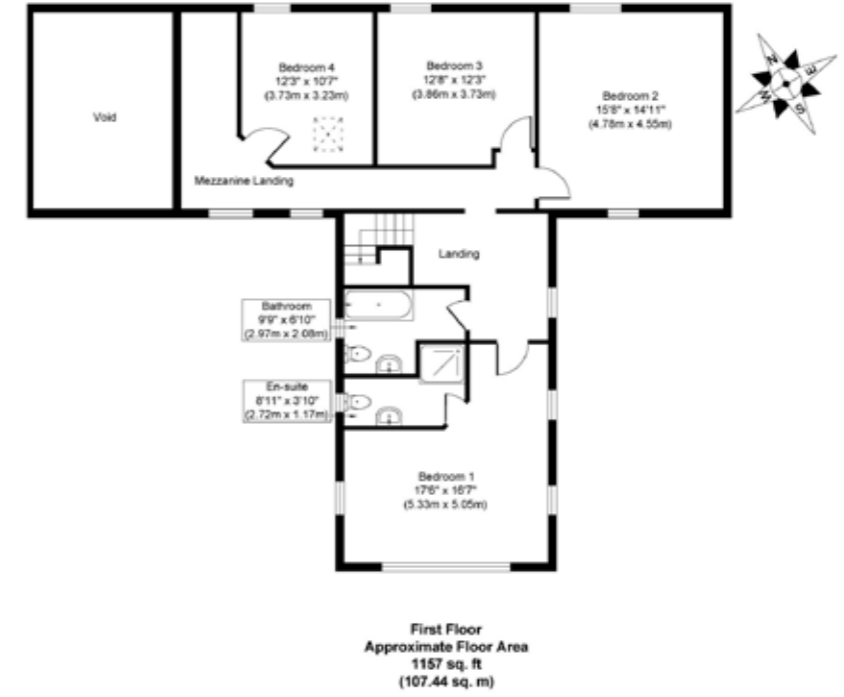


“It’s lovely to have the family all in one room, and to have the music as loud as we want.”



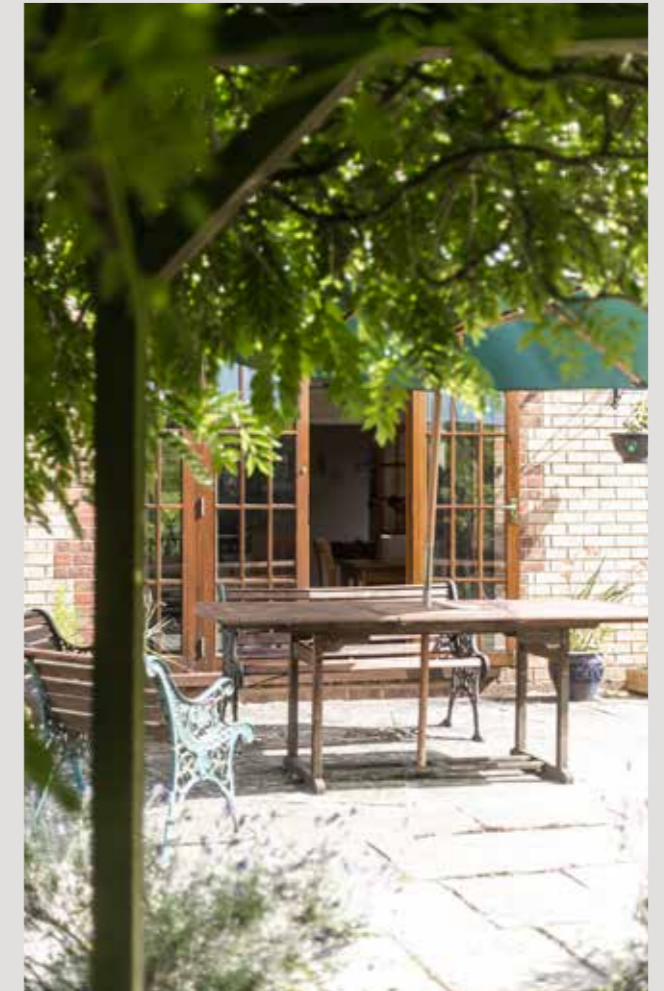
As you ascend to the first floor, the landing pays homage to the property’s history with a captivating feature stone wall. From this vantage point, easy access to all four bedrooms and the family bathroom is granted. The principal bedroom enjoys the luxury of an en-suite shower room, while the remaining three bedrooms all boast double proportions. Each room frames a delightful view of the surrounding fields, creating a serene and picturesque backdrop.





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.

Beyond the interior, The Old School's exterior design prioritises low maintenance. A gravel driveway leads the way to a double garage, offering ample off-road parking. The rest of the garden, beautifully enclosed, showcases a well-established landscape adorned with mature trees, shrubs, and perennial plants. A verdant lawn completes this outdoor oasis, harmonising nature with the home's enduring allure.



ALL THE REASONS

West Dereham

IN NORFOLK
IS THE PLACE TO CALL HOME



Nestled in the heart of the Norfolk countryside, West Dereham is a charming village that exudes timeless

appeal. With St. Andrew's Church, and picturesque landscapes, the village is a serene escape from the modern world. The meandering River Great Ouse adds to its scenic beauty, offering opportunities for leisurely walks and moments of reflection. West Dereham's close-knit community and welcoming pub create a friendly atmosphere, while its proximity to nature reserves and wildlife habitats makes it a haven for outdoor enthusiasts. A visit to West Dereham promises a peaceful retreat and a glimpse into the rustic beauty of rural Norfolk.

Just over five miles one of Norfolk's oldest market towns can be found, Downham Market can be traced back to Saxon times.

The town has a good range of shops and a busy market on Fridays and Saturdays as well as a range of schools and nurseries including a

college. There are many attractive houses and buildings and an unusual gothic black and white town clock.

There is a mainline railway station with fast direct trains to Cambridge (39 minutes) and London King's Cross (1 hour and 35 minutes). It is an ideal place for walking or cycling and the peaceful waterways are excellent for boating and fishing.

Nearby at Welney is the famous Wildfowl and Wetlands Trust nature reserve, which is very popular with birdwatchers.

In November the Festival of Swans is held where visitors can observe the over-wintering swans.



Note from the Vendor



“We often find ourselves sitting in the kitchen with the doors open to the garden.”

THE VENDOR



SERVICES CONNECTED

Mains water and electricity. Oil fired central heating. Drainage via septic tank.

COUNCIL TAX

Band E.

ENERGY EFFICIENCY RATING

D. Ref:- 2687-3026-4204-2427-2200

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

The property is leasehold and the land is freehold. Length of lease remaining 1000 years as of 1876 and has a peppercorn rent please see agents note.

LOCATION

What3words: ///bride.hazelnuts.beans

AGENT'S NOTE

The property is split into two different titles. No details of the lease are available and the title is supported by defective title indemnity policy.

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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