



THE STORY OF

St Andrews House

Lamas, Norfolk

SOWERBYS

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St Andrews House

The Street, Lamas,
Norwich, NR10 5AF

Idyllic Character Home

Timeless Brick and Flint Facade

Charming and Versatile Accommodation

Open Plan Living Options

Four Double Bedrooms

Popular Location

Remarkable Array of Outbuildings

Generous Plot and Enchanting Gardens

Large Double Garage

Off Road Parking

SOWERBYS NORWICH OFFICE

01603 761441

norwich@sowerbys.com



“..dining room opens to the stunning vaulted garden room...”

When envisaging an idyllic Norfolk lifestyle, a timeless and popular village complemented by a prototypical brick and flint cottage in which to create an embracing home will likely be at the top of many aspirations. The wonderful St Andrews House is such home; nestled within a tranquil village with a thriving community, architectural character in droves and a deceptively versatile offering of accommodation to complement the ever-changing demands of modern life.

Stretching to almost 3,000sq ft including numerous outbuildings within a generous plot, the unassuming façade reveals far more than meets the eye.

Framed beautifully by the green oak porch, the front door reveals a delightful array of characterful and functional accommodation across the charming ground floor. The quintessential country kitchen houses the

Aga with exposed brick surround, cabinetry is topped with solid timber and a butler sink whilst exposed ceiling timbers and pamment tiled flooring ensure a timeless environment. The sitting room to the front boasts every bit as much character as one could hope for with a wood-burning stove beckoning you to settle into an armchair with a good book whilst, elsewhere, the dining room opens to the stunning vaulted garden room for long summer days of entertaining and creating memories as a family.

The first floor is home to no less than four splendid double bedrooms, all of which benefit from integrated storage solutions. Many of these rooms are so generous they leave you spoilt for choice for which to use as the principal bedroom, perhaps a favourite view will be the decider. Church and garden views are in abundance. The bedrooms are well-served by the central family bathroom and separate shower room also.





Perhaps the most surprising feature of St Andrews House is not just the generous plot in which it sits but the extraordinary array of outbuildings to be found at the bottom of the garden. The large double garage is tucked in the corner at the bottom of a long driveway with a large workshop and log store found behind. A striking pool house currently accommodates the hot tub and sauna in a fabulous setting with fully vaulted ceilings and a glazed gable with garden views whilst a further timber frame outbuilding/store adjoins the sprawling timber gazebo – an idyllic spot for alfresco entertaining whatever the weather. Elsewhere the rear garden is an oasis of thriving flower beds encompassing the manicured lawn with a variety of seating area to make the best of the all-day sunshine.

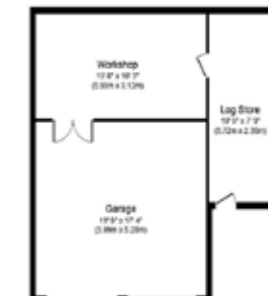
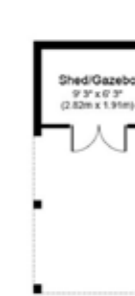




First Floor
Approximate Floor Area
767 sq. ft.
(71.2 sq. m.)



Ground Floor
Approximate Floor Area
1,006 sq. ft.
(93.5 sq. m.)



Outbuilding
Approximate Floor Area
1,066 sq.ft.
(99.1 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.



ALL THE REASONS

Lamas

IN NORFOLK
IS THE PLACE TO CALL HOME



Lamas is a small Broadland village, situated on the River Bure. Although once a busy village serving a

largely agricultural industry, today Lamas is much quieter, with amenities provided in the neighbouring villages of Badersfield and Buxton. Badersfield has a village shop and Post Office, and Buxton offers a village school, Post Office/village store and a public house, with another, highly regarded, pub about a mile away in Skeyton. Lamas is a short distance from the Norfolk Broads (approximately 5 miles) which offers many miles of navigable waterways as well as an abundance of wildlife.

Further north and approximately 5 miles away is the bustling market town of Aylsham with its comprehensive range of day to day shopping facilities. Continuing north the impressive National Trust Blickling Hall estate can be found, and approximately 10 miles away is the north Norfolk coastline. To

the south is the Cathedral City of Norwich where many high street departmental stores, cultural and leisure facilities can be found as well as a main line railway station serving London Liverpool Street and Cambridge. Norwich also offers an international airport.

To the south is the ancient city of Norwich which has been home to writers, radicals and fiercely independent spirits for over a thousand years, and today continues in its legacy as an enclave of culture and creativity. It's perfectly preserved medieval streets are home to a thriving community of small businesses, a vibrant food scene and an established arts culture. It is also a gateway to a county that continues to inspire people with its unspoilt landscapes, open spaces and big skies.



Note from Sowerbys



“Church and garden views are in abundance for this property - creating a peaceful backdrops to any of the first floor bedrooms.”

SOWERBYS



SERVICES CONNECTED

Mains water, electricity and drainage. Oil fired central heating.

COUNCIL TAX

Band F.

ENERGY EFFICIENCY RATING

D. Ref:- 0310-2089-4310-2227-4065

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: ///goals.nets.norms

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