



'Top of the Class'  
Shelfanger, Norfolk | IP22 2DU

# WELCOME



A beautifully renovated former Victorian school house with wonderful character features throughout. This elegant home has four bedrooms, a triple garage and a spacious family kitchen. Set on a generous 0.25 acre plot (stms) in the heart of a peaceful village, yet within striking distance of the train links and amenities of Diss, this superb home is top of its class.







- A sympathetically renovated 4-bedroom Victorian School House
- Exceptional character features throughout
- Approximately .25 an acre of land stms
- Principle bedroom has an ensuite bathroom and Air Source Air conditioning
- Triple garage and parking for multiple vehicles
- Immaculately kept garden with a suntrap patio area
- Situated on a small and peaceful cul de sac
- A short drive from the train links and amenities of Diss
- A fantastically spacious family property
- Air Source Heat Pump/Air Conditioning

This elegant former school house was built in 1860 and still retains many traditional features since its conversion in the 1990s. Great care has been taken to preserve the character of the building, which boasts high ceilings and cathedral-like windows. Today, the property provides a comfortable and flexible home within the heart of this well-connected village community.

The location of the property is first rate. "It's so peaceful here," explains the current owner. "The house is located in a quiet cul-de-sac opposite the village church so it's a lovely place to relax." Fortunately, this tranquillity does not come at the cost of isolation. The village is located only three miles from the many amenities and rail links of Diss, which is why the village is popular with commuters.

The entrance hall to this stunning home features a useful storage cupboard and a door which leads to the cloakroom, with a further storage room behind.

It is fair to say that the kitchen/breakfast room is the heart of this property. It serves as an inviting and communal space where conversations flow over family meals.



\* These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent.















The room is thoughtfully designed, boasting granite worktops and a range of timber-fronted wall and base cabinets that extend along two sides of this generous space. In addition, there is a matching central island with fitted cabinets and ample drawer space which provide further storage for belongings. To enhance the communal atmosphere of this room, the island offers space for seating, allowing you to enjoy each other's company while cooking. There is a multi-fuel stove, which adds an attractive focal point to the room and provides a great spot to relax while eagerly awaiting the culinary delights cooking away in the Rangemaster oven.

The kitchen seamlessly flows into a bright dining room, where internal walls have been removed to create a harmonious, open space. This design choice enhances the communal aspect of these rooms, making it easy to sit and engage in conversation while dinner is being prepared. The dining room is filled with natural light, courtesy of windows on two sides, a roof light overhead and French-style doors that open to the delightful garden.

The sitting room is a stunning room where the character and purpose of the original building is clearly visible. There is a dramatic vaulted ceiling with exposed wooden beams and full height windows from the old school room (which have been recently replaced). A multi-fuel stove further enhances the character of the room as well as providing a perfect place to cosy up.

The ground floor of this home offers a wealth of versatile spaces to meet your family's needs. The layout is highly adaptable, giving you the freedom to reconfigure the rooms to suit your requirements. The spacious sitting/reception room towards the rear of the property, which can serve as a family/TV room, a ground floor bedroom, or a children's playroom, is one such room that offers this flexibility. There is also an office on the ground floor, making it ideal for those who work from home. A second room at the back of the house adds further flexibility to the layout. This space can be used as a garden room, home gym or additional office.

On the first floor are four generous bedrooms. The master bedroom features built-in wardrobes and a newly fitted ensuite shower room. There are three further bedrooms located along the landing, all with useful built-in cupboards as well as an attractive family bathroom with a free-standing roll top bath with shower over.

A spacious block paved driveway provides access to the property and accommodates parking for numerous vehicles as well as access to the triple garage. The front garden is laid mainly to lawn with a mature cherry and plum tree providing dappled shade and plenty of kerb appeal to the front of the property.





# STEP OUTSIDE

The rear garden is laid predominantly to lawn, with a generous patio directly accessible from the dining room - promoting a natural indoor/outdoor flow. The current owners have laid a further patio towards the rear of the garden, so the sun can be followed throughout the day. With mature trees and hedges to the borders, the garden is very private. The entire garden is also fully fenced, making it a secure space for children and pets. Shelfanger is surrounded by arable land with rolling hills leading down towards the historic market town of Diss. "The village may be small but it has a big sense of community" explains the owner. With ongoing events including cake sales, quizzes, coffee mornings, dance classes and family fun days it's hard to disagree with him.

With its blend of historic charm and a thriving community, Diss (3 miles) is perfect for those seeking access to a town with a range of amenities. Diss boasts a variety of shops, restaurants and markets. Diss is served by a selection of supermarkets, schools, and a mainline railway station with direct services into London Liverpool Street (90 minutes) and Norwich (20 minutes).

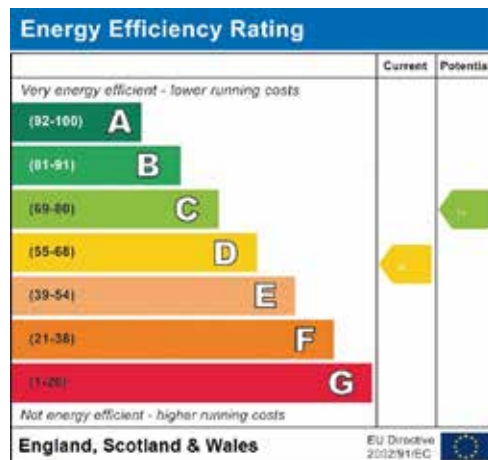
## Agents Notes

Tenure: Freehold

Local Authority: South Norfolk District Council - Band F  
 Services: Mains Water, Electricity, Private Drainage (Water Treatment Plant), OFCH. Air Source Heat Pump/Air Conditioning.

Directions: From Diss head north on the B1077 Shelfanger Road. Take a right at the church and the house in on your left.

What 3 Words Location: Every 3-metre square of the world has been given a unique combination of three words. Download the app and use the following three words to pinpoint the exact location of the property - ///ramming.remake.washroom





Total area: approx. 240.9 sq. metres (2593.5 sq. feet)

Expertly Prepared By david-mortimer.com - Not To Scale - For Identification Purposes Only  
Plan produced using PlanUp.

**The old School, 4 Church Walk, Sheffanger, Norwich**



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. Copyright © 2023 Fine & Country Ltd. Registered in England and Wales. Company Reg No. 06777456 Registered Office: Norfolk Country Properties Ltd, Blyth House, Rendham Road, Saxmundham, Suffolk, IP17 1WA



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