



S



THE STORY OF

The Old School

North Wootton, Norfolk

SOWERBYS

S

THE STORY OF

The Old School

The Green, North Wootton, Norfolk
PE30 3RD

Sold with No Upward Chain

Detached Carstone Property

Superb Village Location

Full of Character and Charm

Spacious Sitting Room and Log Burner

Further Reception Room

Two Bathrooms

Four Bedrooms

Fully Enclosed Mature Rear Garden

Off-Road Parking and Double Garage

SOWERBYS KING'S LYNN OFFICE

01553 766741

kingslynn@sowerbys.com



“This has always been a welcoming home,
perfect for regular family gatherings.”

Over the past 41 years, this home has been deeply loved and cherished by its current owners, where countless happy memories have been made. Now, the property stands ready for its new chapter – presenting a fantastic opportunity for someone new to truly transform it into their forever home.

Steeped in the area's rich history, The Old School, as its name implies, originally served as a school for the boys and girls

of this charming village back in the 1800s. As time progressed, the school underwent conversion and by 1983 it was transformed into the charming property we see today.

Upon arrival at this home, delightful greenery at the front sets a tone of peace and tranquillity, whilst its beautiful Carstone frontage epitomises what it means to own a piece of local history, particularly in Norfolk.

Once you step inside, the reception hall immediately captivates with its double-height ceiling, exposed beams, and central staircase, brimming with charm and character from the outset.



Given its past as a school, the reception rooms boast generous proportions. The main sitting room is particularly striking, with triple aspect windows flooding the space with natural light, exposed beams maintaining its character, and a log burner adding a cosy touch. The formal dining room complements this space wonderfully, exuding brightness and character, no doubt harbouring numerous happy memories.



Situated at the rear of the property, a somewhat unconventional layout for such properties, is the kitchen/breakfast room. A practical and fully functional room, this kitchen - with its farmhouse style - once turned heads, but now a new owner could really create their own perfect spacious kitchen. With access to, and views over, the mature rear garden, cooking here for guests and family can easily be a joy.



Off the kitchen is a small sun room, whilst a shower room completes the ground floor.





The upper floor mirrors the character of the ground floor. From the beautifully crafted landing, one can easily access the four bedrooms and the bathroom. Three of these are notably spacious, but all brim with charm, whether it be beautiful beams or vaulted ceilings.

The outdoor space is well established, with a double wooden gate providing access to the rear garden and double garage. The garden itself is meticulously maintained, offering a patio area perfect for summer barbecues, a lawn for both young and old to enjoy, and mature trees and shrubs which infuse a sense of calm – truly a tranquil and peaceful oasis.

The Old School is a beautiful home in a superb location, awaiting a new owner to make it their own and continue the story of this piece of local history.



First Floor
Approximate Floor Area
1,065 sq. ft
(98.97 sq. m)



Ground Floor
Approximate Floor Area
1,244 sq. ft
(115.53 sq. m)



Garage
Approximate Floor Area
337 sq. ft
(31.35 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.

Copyright V360 Ltd 2023 | www.houseviz.com

ALL THE REASONS

North Wootton

IN NORFOLK
IS THE PLACE TO CALL HOME



A small village situated just a few miles north-east of King's Lynn, you find North Wootton.

The village is surrounded by lush green countryside and offers a peaceful and tranquil environment, away from the hustle and bustle of the city. The village is well-connected, with good road links to the nearby towns and cities, is a popular destination for those looking to escape the stresses of modern life.

Get a sense of traditional Norfolk with the village pub, The Red Cat. This historic building dates back to the 18th century and is known for its warm and welcoming atmosphere. The pub is a popular meeting place for locals and visitors alike, and is a great place to relax and unwind after a long day of exploring the surrounding countryside. For good pub food, Castle Rising's Black Horse is definitely worth a visit.

North Wootton is also home to several

small businesses, including a post office, a convenience store, and a few independent shops. These small businesses contribute to the village's friendly and close-knit community, and provide residents with all the essentials they need for day-to-day life.

For those who enjoy spending time outdoors, there's plenty on offer. The village is surrounded by rolling hills and peaceful countryside, which offer a variety of walking and cycling routes. There are also several good places to explore nearby and further afield, including the Royal Sandringham Estate and nearby Wolferton .

The village offers a charming and picturesque lifestyle, but without being too detached from the modern world; especially with King's Lynn and its schools, shopping, leisure facilities and mainline train service to London King's Cross, nearby.

With its historic landmarks, friendly community, and stunning natural surroundings, it's no wonder that this village is a popular destination for those looking to escape to the country...



Note from the Vendor



“A past-time has been to walk to Castle Rising on a Sunday, often visiting The Black Horse pub.”

THE VENDOR



SERVICES CONNECTED

Mains water, electricity, gas, and drainage. Gas-fired central heating.

COUNCIL TAX

Band D.

ENERGY EFFICIENCY RATING

To be confirmed.

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: ///armrest.witty.booklet

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



Sowerbys Estate Agents Limited is a company registered in England and Wales, company no: 05668606. Registered office 54 Westgate, Hunstanton, Norfolk, PE36 5EL