



School House
Bury Road | Wortham | Norfolk | IP22 1PX

VICTORIAN GLORY



If you're looking for a quiet, country home but still need swift connectivity elsewhere, this three-bedroom Victorian schoolmaster's house could be just the ticket.

Situated on the wildlife-rich, grassland common of Wortham, and not far from the Angles Way, you can nevertheless be on a mainline train to London or Norwich in minutes from Diss, less than 4 miles away.



KEY FEATURES

- A Detached Victorian Schoolmasters House situated in the Village Of Wortham
- Three Bedrooms; Bathroom
- Kitchen/Diner with Separate Utility and Ground Floor WC
- Living Room with Feature Fireplace and Wood Burning Stove
- Original Features can be Found Throughout
- South-Facing Gardens with a Natural Pond
- Garage and Large Driveway providing Plenty of Parking
- The Accommodation extends to 977sq.ft
- Energy Rating: E

The enduring appeal of nineteenth century homes such as this one is in no small part down to their tolerance for change. Reinvented by each generation, this is the architecture that keeps on giving. Built, no doubt, in the frenzy of construction that followed the Education Act, this proudly utilitarian schoolmaster's house from 1870 – red-brick elevations and sash windows under a slate roof – still retains many beautiful Victorian features, now blended perfectly with more modern conveniences and aesthetics.

Step Inside

Light and fresh air were the watchwords of this new school architecture, and you certainly notice both here. Generous sash windows admit light right to the centre of the building, while well-chosen stripped-back décor – natural wood doors and floors, pale walls, white woodwork – all enhance the fresh feel. After a recent remodel, the ground floor is now divided between two main spaces and the connecting hallway. The recent removal of an internal wall between a smaller kitchen and a dining room allowed the creation of this more modern and spacious kitchen-diner while period features such as the original kitchen fireplace were sensitively retained. A tidy log-burner sits in the hearth, its hotplate often used by the owner to boil the kettle. This end of the room, the former kitchen, now houses the utility while a single run of hand-made units in Farrow and Ball Mole's Breath run the length of the former dining room. A Belfast sink, pine countertops and a classic wooden plate rack hit all the right historical notes, while modern appliances do the necessary in the 21st century. Victorian-style floor tiles, both practical and beautiful, successfully join these two spaces while concealing cosy underfloor heating beneath.





KEY FEATURES

Illuminated View

A double width south-facing window illuminates the sitting room and allowed the schoolmaster a clear view down the garden towards the school. Happily, the view is not reciprocal; the Victorian architects deliberately placed the school windows at a height where light could flood in to the classroom but children could not see out! So, the school might be in close proximity, but the house is not overlooked. A brick and oak feature fireplace houses another wood-burning stove. There is also a downstairs WC.

Exploring Upstairs

A U-shaped staircase illuminated by a window at the halfway point leads to the upstairs accommodation. Here are three bedrooms, all with charming original fireplaces. The two larger rooms overlook the garden while the single at the front of the house enjoys a view directly out over the common. The bathroom has been fitted with a Victorian style suite and evocative metro tiling, a winning combination of modern facilities and nostalgic style. Of special note is the exposed brick wall on which a Victorian cat left his paw prints long ago.

Step Outside

A hedge and high wooden gates shield the house from the road so that behind is all privacy. A broad stone terrace gets sun most of the day while lights illuminate the space after dark. This is the perfect spot to relax with coffee or an aperitif while watching the moorhens on the pond. Lawns surround the house on two sides, dotted with mature trees and shrubs here and there. At the far end is a five-bar gate and some hard standing. With access from the lane behind, this is where the owners approach and park. There are also a garage and two brick outbuildings, perfect for storing garden furniture, mowers or wood. Dog-owners note that the whole garden is fenced and escape-proof.

















INFORMATION



On The Doorstep

A pretty village, Wortham has a large open green, a primary school, a village hall and a shop with post office and tearoom. Lively tennis and bowls clubs thrive at the playing fields nearby. Beautiful countryside is on the doorstep and a short drive away is Thornham Walks offering hiking trails on the Henniker-Major family estate.

How Far Is It To?

Being situated on the A143, Wortham is well-placed for easy access to urban amenities. The larger settlements of Rickinghall and Botesdale with GP surgery and shops are just down the road. Diss, with frequent rail connections to London and Norwich is an eight-minute drive, while in the other direction it's just half an hour to Bury St Edmund's with its famous cathedral, shopping and restaurants.

Directions

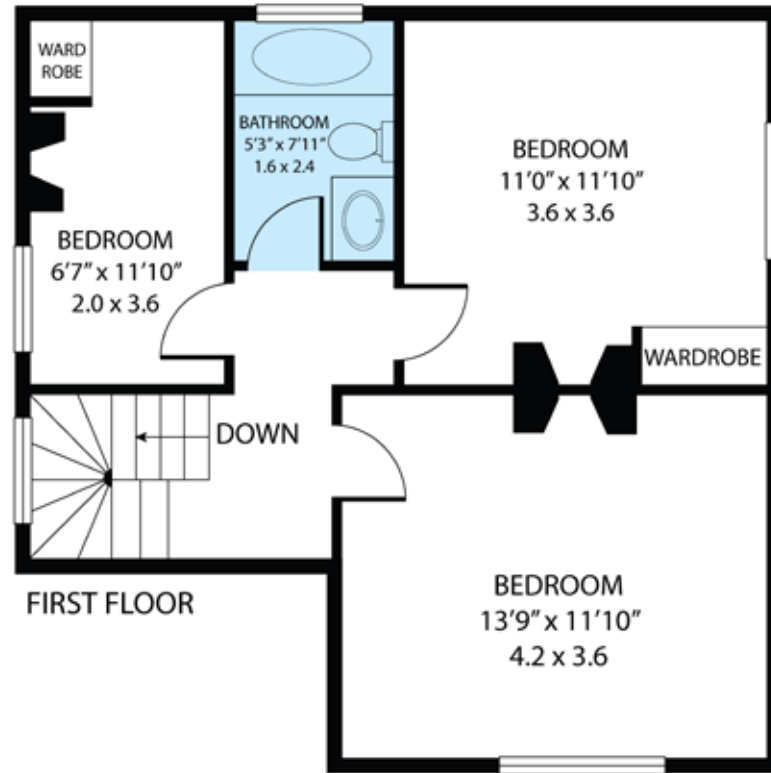
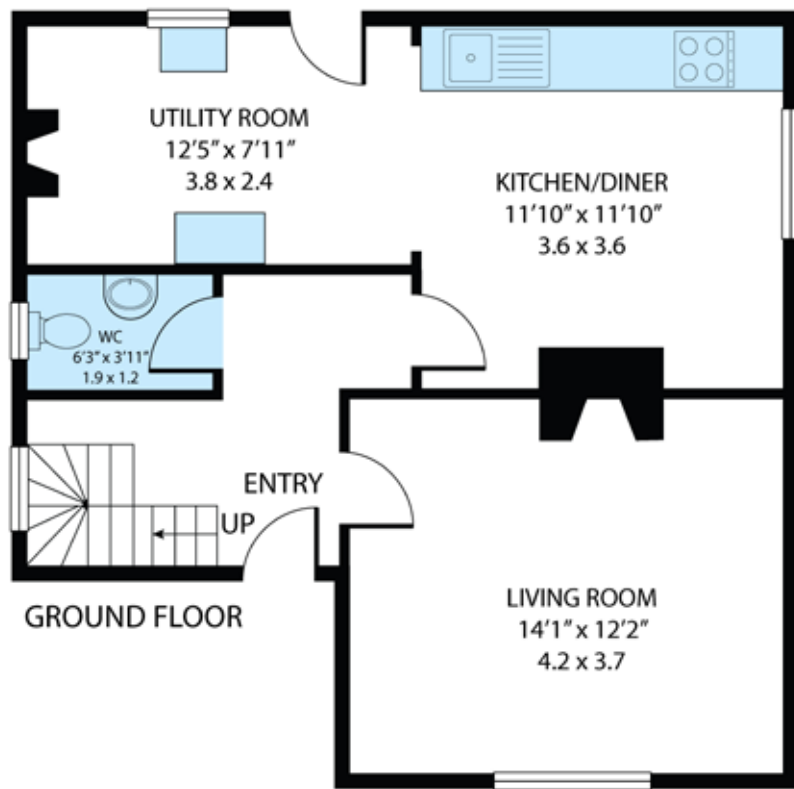
Proceed from the market town of Diss in a westerly direction down the A143. On entering the pretty village of Wortham the property can be found on the left hand side adjacent to the village primary school.

What Three Words Location

Every 3 metre square of the world has been given a unique combination of three words. Download the app to pinpoint the exact location of this property using the words... [fishery.sorry.finer](#)

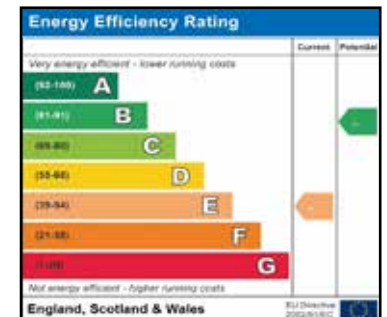
Services, District Council and Tenure

Oil Fired Central Heating - Electric Underfloor Heating in the Kitchen/Diner, Mains Water, Private Drainage via Sewage Treatment Plant
Broadband Available - please see www.openreach.com/fibre-checker
Mobile Phone Reception - varies depending on network provider - please see www.checker.ofcom.org.uk
Mid Suffolk District Council - Tax Band D
Freehold



Bury Road, Wortham IP221PX
 TOTAL APPROX. FLOOR AREA 977 SQ.FT - 90 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 misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.

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