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THE STORY OF

The Old School

Field Dalling, Norfolk

SOWERBYS

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The Old School

80 Holt Road, Field Dalling,
Norfolk, NR25 7LE



Beautifully Located Within Historic Semi-Rural Location

Five Miles to Holt, Just Under Four Miles to Blakeney

Far-Reaching Field Views

Period School Conversion

Four Bedrooms

Three Bathrooms

Opportunities to Improve and Develop

Great Annexe Potential

Ample Off-Road Parking



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“There is an immediate warmth that greets you at the door, instantly disconnecting you from life’s pace...”

Field Dalling is a beautiful semi-rural village that holds the most convenient of locations making it around five miles to the Georgian Market Town of Holt, and a very tempting 3.8 miles to the popular coastal village of Blakeney.

Despite the Domesday Book listing 38 households originally, this village has certainly grown since 1086, but amazingly still retains its soul as a true rendition of a Norfolk countryside village, with far reaching field views meeting the horizon, and a heart-warming community.

Originally built in 1879 and ran as a school until the early 1980s, becoming a field study centre shortly after, The Old School has been a much-loved family home for over 13 years, but is now ready for the next family to come and make it their own.

There is an immediate warmth that greets you at the door, instantly disconnecting you from life’s pace, as the panoramic field views really draw you in and help calm your senses to the birdsong that sweeps through this wonderful village.



The property is currently set up as a four-bedroom home, but the versatile dynamic which spread across the internal space creates an adaptable configuration that will be able to cater to your family's needs and offer flexibility.

Of course, the location and views at The Old School speak volumes, but the third part to this home's headliners would be the opportunities for improvement.

Branching out perpendicular at the end of the main building, is a large studio that would make the most perfect annexe, or extension, that helpfully already has plumbing in situ thanks to its W/C.







The swimming pool area rests at the elbow of this current studio, where it meets the main residence, and offers yet another space to consider for other uses. Of course, it is perfectly fit for its intended purpose, but would equally become a very special reception room thanks to its access to the rear terrace, and front row seat to those spectacular views.



Running parallel with this arm of the home is yet another superb option to create an annexe, home gym, hobbies room etc. It is currently used as storage, but thanks to the artist's studio at the back also having plumbing in situ, it helpfully opens the door to being developed into whatever you need of it.





There is plenty of space outside for parking, whilst mainly laid to lawn there are great low maintenance aspects too.

With a plethora of awe-inspiring countryside walks, this charming village makes the most wonderful place to call home, in the peace and tranquillity of Norfolk's countryside, moments away from the vibrant coast, all of which makes North Norfolk so special.



First Floor
Approximate Floor Area
731 sq. ft.
(67.92 sq. m)



Outbuilding
Approximate Floor Area
334 sq. ft.
(31.05 sq. m)



WC
5'11" x 3'0" (1.80m x 0.91m)

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

Field Dalling

IN NORFOLK
IS THE PLACE TO CALL HOME



Field Dalling is two miles south of Langham and three-and-a-half miles south of the coastal village of Morston.

There are no shops, pubs or post office but they are all available in Blakeney or Holt, which are approximately 3.5 miles away. It has some fine old houses and an interesting church, St Andrews. Field Dalling and Saxlingham Villagers' Hall provides a focal point in the community for villagers to meet. Throughout the year, there are various social events and clubs bringing people together such as coffee mornings, bingo nights, bowls and wine tasting.

Langham has a 400 year old pub, The Bluebell, the pub motto is 'There's no such thing as a stranger, just a friend we've never met.' There is also a large 'street fayre' every two years.

Morston is a maze of small lanes and cobbled houses. It's ideal for the boat enthusiast and there are boats trips from the Quay to view the seals. It has good walks over the National Trust maintained marshland going down to

the sea and towards Blakeney.

A strong sense of community thrives among the proud residents and local businesses of Holt, and many of the latter champion the local 'Love Holt' initiative which waves the flag for the independent shops that add vibrancy to the Georgian town centre. Throughout the year, there are plenty of local events including a summer Holt Festival and 1940s Weekend, which takes over the town and 'Poppy Line' heritage railway that runs between here and Sheringham.

With a traditional butcher, fishmonger and greengrocer, the town even has its own department store and food hall, Bakers and Larners, a local landmark which has been run by the same family since 1770. The town and its surrounding yards house a collection of chic boutiques and luxe lifestyle stores to explore and fill your home and wardrobe with beautiful things – linger and choose your favourite locally made fragrance at Norfolk Natural Living.

Life moves at a leisurely pace in Holt, and there are plenty of places to idle over a coffee or bite to eat. Believed to be the oldest house in town, Byfords deli and café is a central landmark and fabulous place to stop and watch the world go by. There's no need to hurry home – relax and enjoy country life! On the edge of town is the eponymous Gresham's school.



Note from Sowerbys



“...this charming village makes the most wonderful place to call home, in the peace and tranquility of Norfolk's countryside...”

SOWERBYS



SERVICES CONNECTED

Mains water, electricity and drainage. Heating via oil and LPG gas.

COUNCIL TAX

Band F.

ENERGY EFFICIENCY RATING

E. Ref:- 2238-0059-6274-4122-9964

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: ///into.sprinter.hacking

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