



S

THE STORY OF

The Old School

Smallburgh, Norfolk

SOWERBYS



THE STORY OF

The Old School

School Lane, Smallburgh,
Norfolk, NR12 9NG

Stunningly Converted Old School

Truly Unique Home

Wealth of Original Features

Lovingly Restored Under Current Ownership

Ground Floor Bedroom Options

Highly Individual Accommodation

Stunning Vaulted Reception

Large Driveway and Wrap Around Plot

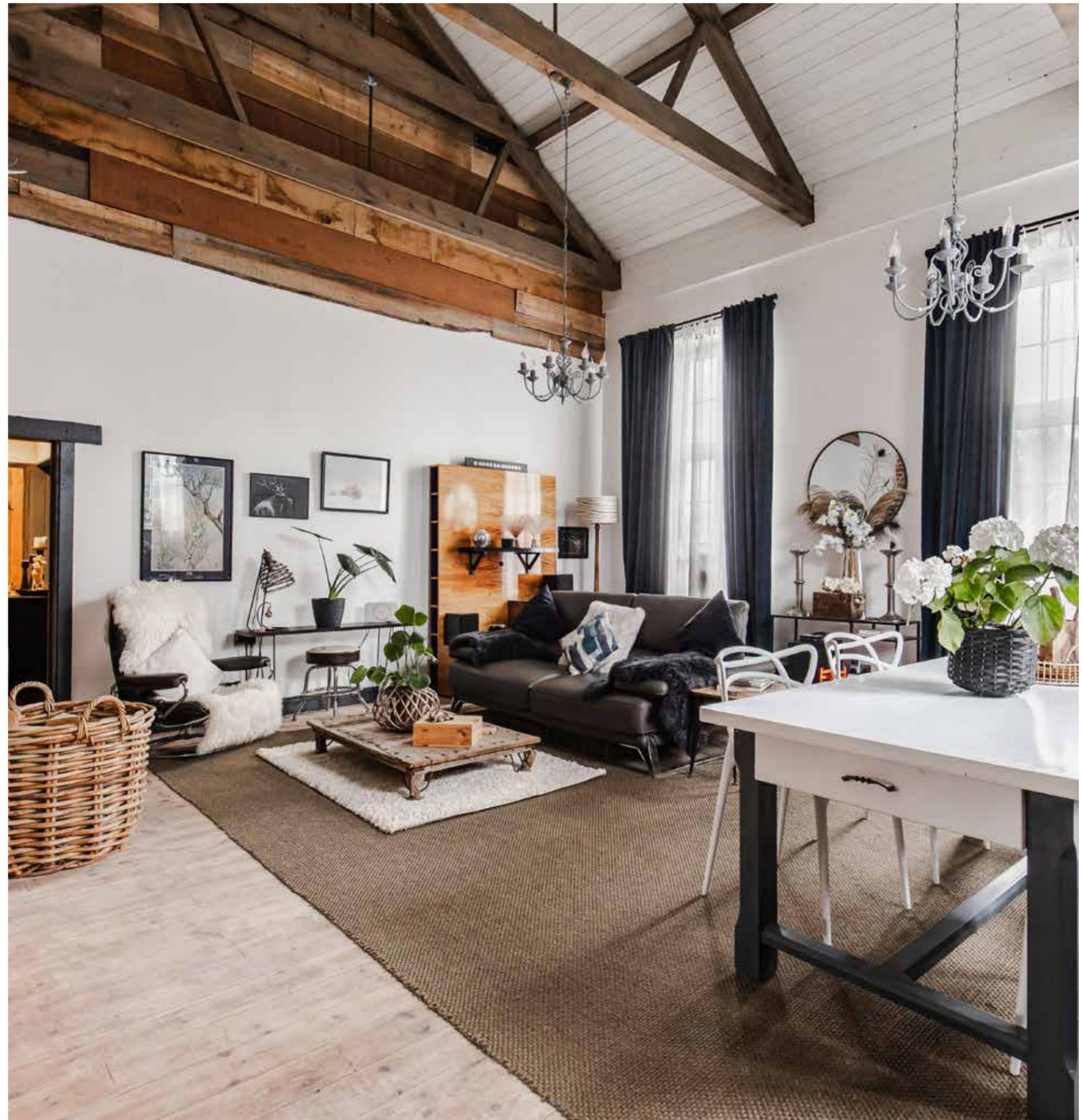
Idyllic Village Location

Set in the Heart of a Thriving Community

SOWERBYS NORWICH OFFICE

01603 761441

norwich@sowerbys.com





Standing proud within the heart of an idyllic Norfolk village, this extraordinary old school has been lovingly restored under the current ownership and now provides amongst the most unique homes to be found in the area, packed with personality and a keen eye for detail.

Amongst the most memorable of spaces is the breath-taking principal reception; sat under all the drama of the full-height vaulted ceiling, and awash with natural light from the large windows, this remarkable reception houses the sociable sitting/dining room – ideal for hosting those near and dear, yet remaining homely and embracing. The adjacent kitchen features a wealth of fine cabinetry and enjoys every bit as much character as the rest of the home, ample space for a breakfast table caters for informal dining.

Invaluable versatility is brought to the ground floor via two bedrooms; a large double and a single/study. Both are well-served by the luxuriously appointed family bathroom, complete with a free-standing bath and walk-in shower.

Atop the attractive spiral staircase is a further double bedroom. This magical room sits amongst the exposed roof timbers and boasts ample space for a king size bed alongside further seating/storage.

Outside, the large paved driveway is complemented by the single garage, whilst the remainder of the plot wraps around the Old School to reveal many hidden corners in which to make the very best of the all day sunshine unwinding with friends or simply grabbing a good book and enjoying the tranquil surroundings.





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 2025 | www.houseviz.com

Smallburgh

RURAL COUNTRYSIDE CHARM AND TRICKLING RIVERS



Smallburgh, Norfolk, is a charming village surrounded by beautiful countryside and is an ideal place to live for those who prefer a quieter and more rural lifestyle. The village offers a strong sense of community and has a range of local amenities including a village shop, a pub, and a primary school. The nearby town of North Walsham is just a short drive away and provides additional amenities such as supermarkets, shops, and secondary schools.



Wroxham, known as the “Capital of the Norfolk Broads,” is another nearby town that offers a picturesque setting with its waterways and scenic views. It’s a popular destination for boating and offers a range of amenities including shops, restaurants, and leisure facilities.



Both North Walsham and Wroxham provide easy access to the stunning Norfolk coast, which is perfect for those who enjoy outdoor activities and beach walks. Additionally, the area is well-connected by road and rail, making it convenient for commuting to larger cities such as Norwich.

Overall, Smallburgh, North Walsham, and Wroxham offer a peaceful and scenic setting, with a strong sense of community and convenient access to both rural and coastal amenities.



Note from Sowerbys



The Old School

“A lovingly restored old school, which is amongst the most unique homes to be found in the area...”



SERVICES CONNECTED

Mains water and electricity. Private drainage via septic tank. Electric heating and a Jotul wood-burner in the main reception room.

COUNCIL TAX

Band C

ENERGY EFFICIENCY RATING

E. Ref:- 4035-4425-8500-0731-0296

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: ///sleep.thumbnail.firepower

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

We are proudly supporting these Norfolk charities by organising and participating in events throughout 2025, along with making a donation for every home we sell.



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

