



The Old School, Great Ryburgh
Offers in Excess of £600,000

BELTON DUFFEY



THE OLD SCHOOL, STATION ROAD, GREAT RYBURGH, NORFOLK, NR21 0AE

A conversion of a former Victorian school with substantial flexible accommodation and 0.27 acre gardens and grounds (sts). No chain.

DESCRIPTION

The Old School is an exciting opportunity to purchase the former Victorian school built circa 1873 and situated right in the heart of the popular community rich village of Great Ryburgh. The property stands on a prominent corner plot position set back from the road behind good sized front and side gardens which offer scope for landscaping. A driveway to the rear provides an extensive gravelled parking area and gardens which wrap around the property to the south and west, in all, amounting to 0.27 acre (subject to survey).

The property is suitable for a variety of different uses with the current owners having converted part of the building into a comfortable 4/5 bedroom home and the large former school rooms previously used as a children's nursery. The property still offers potential for some commercial use (subject to the necessary consents) or a full conversion into a substantial characterful home, perhaps with annexe accommodation ideal for multi-generational living.

The property retains a wealth of features harking back to its past life as the village school including the bell tower with its original bell and a commemorative plaque. Further benefits include fireplaces in the classrooms, column radiators, original pine floorboards, vaulted ceilings and full height windows.

The Old School is being offered for sale with no onward chain.

SITUATION

Great Ryburgh is an attractive rural village 4 miles to the south east of the market town of Fakenham. The River Wensum flows through the village - the largest chalk fed river in Norfolk categorised as an SSSI (Site of Special Scientific Interest) and an SAC (Special Area of Conservation). The village has a Post Office stores, butchers, Parish Church with round tower dating back to Saxon times, fish and chip shop and numerous village organisations.

The nearby town of Fakenham offers an excellent range of shopping facilities and schooling with a weekly market on Thursdays with the North Norfolk Coast, an area of outstanding natural beauty, some 14 miles to the north. The larger centres of King's Lynn and Norwich are also within easy driving distance. Bus services run from the village to the ever popular Stibbard primary school and Fakenham Academy.

REAR PORCH

An entrance porch leads from the parking area to the rear of the property with a door leading into:



RECEPTION HALL

Staircase leading up to the first floor landing, large walk-in storage cupboard and doors to the ground floor bedrooms and the principal rooms.

CLOAKROOM

Wash basin and WC.

KITCHEN/DINING ROOM

7.62m x 4.88m (25' 0" x 16' 0") An impressive kitchen/dining room with a vaulted ceiling and full height windows to the west. Range of base and wall units with wood block worktops incorporating a butler sink. Recess housing a navy blue Rayburn, wall of floor to ceiling storage cupboards, original pine floorboards and door to the side hall.

SIDE HALL

Doors to the assembly hall, shower room and a door leading outside to the driveway to the rear of the property.

SHOWER ROOM

A suite comprising a large shower cubicle with an electric shower, pine vanity units incorporating a wash basin and concealed cistern WC.

SCHOOL ENTRANCE

Accessed from the front garden with quarry tiled floor, wash basins. Doors to classrooms 1 and 2, school wash room and WCs.

SCHOOL WASH ROOM AND WCS

Several wash basins and WC cubicles.

CLASSROOM 1

7.59m x 5.64m (24' 11" x 18' 6") Another impressive double aspect reception room with a part vaulted ceiling, full height windows to the south and windows overlooking the front garden. Built-in storage cupboard, fireplace, original pine floorboards and folding doors leading into:

CLASSROOM 2

8.09m x 5.64m (26' 7" x 18' 6") Built-in storage cupboard, fireplace, original pine floorboards, full height windows overlooking the rear garden and a door to the school canteen.

CLASSROOM 3/BEDROOM 5

4.70m x 3.96m (15' 5" x 13' 0") Pine storage unit incorporating 2 butler sinks and drainers, built-in storage cupboard, skylight window and glazed double doors leading outside to the south facing side garden.



ASSEMBLY HALL

11.18m x 4.90m (36' 8" x 16' 1") Spacious double aspect former assembly hall with full height windows overlooking the front gardens and high level windows to the west. Doors to the 2 utility rooms and WC. Together with the utility areas and shower room, the assembly hall lends itself to conversion into self-contained annexe accommodation (subject to the necessary permissions).

UTILITY ROOM 1

5.13m x 2.46m (16' 10" x 8' 1") Range of fitted base and wall units with laminate worktops incorporating a white ceramic sink, tiled splashbacks. Spaces and plumbing for white goods, hatch to the assembly hall, glazed door leading outside to the driveway to the front of the property. Skylight window, windows to the north with obscured glass and a door leading into:

UTILITY ROOM 2

3.85m x 1.83m (12' 8" x 6' 0") Range of fitted base and wall units with laminate worktops, spaces and plumbing for white goods and a window to the north with obscured glass.

SITTING ROOM

5.05m x 3.98m (16' 7" x 13' 1") Formerly the school staff room with a wood burning stove with an exposed flue, 2 windows to the west and a glazed door leading outside to the south facing side garden.

BEDROOM 3

3.95m x 2.94m (13' 0" x 9' 8") Double aspect windows to the north and west.

BEDROOM 4

4.88m x 2.77m (16' 0" x 9' 1") Skylight window and a south facing window overlooking the side garden.

FIRST FLOOR LANDING

Glazed ceiling with doors to the 2 upstairs bedrooms, bathroom and a glazed patio door leading outside onto the roof.

BEDROOM 1

7.11m x 3.33m (23' 4" x 10' 11") with part restricted head height. A large vaulted bedroom with exposed beams and a partly glazed ceiling, Velux window to the east and a glazed patio door leading outside onto the roof.

ROOF

Accessed through glazed doors from the first floor landing and bedroom 1. Offering scope to create a roof terrace (subject to necessary permissions).



BEDROOM 2

5.30m x 3.73m (17' 5" x 12' 3") plus 2.95m x 2.36m (9' 8" x 7' 9") with part restricted head height. Large split level L-shaped bedroom with a vaulted ceiling with exposed beams, partly glazed ceiling and a Velux window to the east. Door leading into the attic.

BATHROOM

5.30m x 3.33m (17' 5" x 10' 11") Large shower room which offers scope to subdivide to create an en suite to bedroom 1. Vaulted ceiling with exposed beams and partly glazed ceiling. Suite comprising a large jacuzzi corner bath with a shower enclosure, pedestal wash basin, bidet and WC.

ATTIC ROOM

A large useful space currently providing storage but which lends itself to conversion (subject to the necessary permissions).

OUTSIDE

The Old School is approached to the rear of the building via double metal gates opening onto an extensive gravelled driveway providing parking for several vehicles and giving access to the rear of the building.

A gate to the side of the property leads to the south facing side garden which has an artificial lawn and feature painted mural wall. The rear garden beyond is of a good size and is ready for landscaping with low walled boundaries and access to the road through metal double gates. In all, the gardens and grounds amount to 0.27 acre (subject to survey).

DIRECTIONS

Proceed out of Fakenham on the B1146 Dereham Road and continue along this road for approximately 2 miles and turn left, signposted Great Ryburgh. Proceed for approximately 2 miles through the village where you will see The Old School on the right-hand side, as the road bends round to the right.

OTHER INFORMATION

Mains water, mains drainage and mains electricity. Oil-fired central heating to radiators. EPC Rating Band E.

North Norfolk District Council, Holt Road, Cromer, Norfolk, NR27 9EN. Council Tax Band F.

TENURE

This property is for sale Freehold.

VIEWING

Strictly by appointment with the agent.





Total area: approx. 499.8 sq. metres (5379.7 sq. feet)



BELTON DUFFEY

12-16 Blackfriars Street,
King's Lynn,
Norfolk, PE30 1NN.
T: 01553 770055
E: info@beltonduffey.com

3 Market Place,
Fakenham,
Norfolk, NR21 9AS.
T: 01328 855899
E: fakenham@beltonduffey.com

26 Staithe Street,
Wells-next-the-Sea,
Norfolk, NR23 1AF.
T: 01328 710666
E: wells@beltonduffey.com

www.beltonduffey.com

IMPORTANT NOTICES: 1. Whilst these particulars have been prepared in good faith to give a fair description of the property, these do not form any part of any offer or contract nor may they be regarded as statements of representation of fact. 2. Belton Duffey have not carried out a detailed survey, nor tested the services, appliances and specific fittings. All measurements or distances given are approximate only. 3. No person in the employment of Belton Duffey has the authority to make or give representation or warranty in respect of this property. Any interested parties must satisfy themselves by inspection or otherwise as to the correctness of any information given.

