











## THE OLD SCHOOL HOUSE

LOWER COMMON | EAST RUNTON | CROMER | NR27 9PG

A unique and imposing knapped flint faced former School House, built circa 1800s, and enjoying a private position, set well back from the road. Combining a perfect blend of character features and contemporary style, this handsome residence boasts a spectacular garden room with lantern roof, private mature front and rear gardens, and versatile rooms with annexe potential. Located close to the North Norfolk coast, and with a local shop, village pub and school in the vicinity, this property will appeal.

GUIDE £500,000

- o Walking Distance Coast & Amenities
- o Attractive Flint Faced Property
- o Stunning Garden Room with Bi-Folds
- o Spacious Home with Annexe Potential
- o 4/5 Bed      4/5 Receptions
- o Blend of Character & Contemporary
- o Private Front & Rear Gardens
- o Gas CH    EPC - E    2086 Square Feet







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Front entrance double doors to:

**ENTRANCE PORCH** With ample space for coats and shoes. Door to:

**ENTRANCE HALL** With doors to principal rooms, and under stairs storage cupboard. Stairs to first floor.

**STUDY/GROUND FLOOR DOUBLE BEDROOM 13'8" x 13'** With focal point wood burner with brick surround and hearth. There is ample space for a double bed, the room currently set up as a dual desk office space with view to the front.

**BATHROOM 9'10" x 6'4"** Corner jet bath with electric shower above, wash basin and W.C., all with complementing ceramic tiles, splash backs and surrounds.

**DINING ROOM 11'11" x 8'10"** With view to the front. There is ample space for an 8-10 seater dining table. The dining room having a focal point cast iron fireplace, and serving hatch to the kitchen.

**KITCHEN 12'6" x 10'11"** The kitchen a selection of white farmhouse style units. There is a range with gas hob and electric ovens, splashback and extractor. Integral dishwasher, breakfast bar area and recess for fridge freezer. The flooring in large porcelain tiles leading through to the utility room.

**UTILITY 5'8" x 4'3"** Having plumbing for automatic washing machine, wall mounted Worcester boiler for central heating, pressurised water cylinder with expansion vessel and further storage. Door to:

**GARDEN ROOM 16' x 15'2"** With exposed knapped flint focal point wall, with red brick coining on the chimney breast. A spectacular room with lantern glass roof, not only flooding the room with light, but also offering unhindered views of the stars. The garden room having bi-fold doors opening into the gardens, merging these two areas together. Door to:

**GAMES ROOM 18'8" x 15'8"** With dual aspects to the front and view to the rear. There are two large storage cupboards. This room currently housing a full sized pool table and sitting room space, although it has enormous flexibility, with the additional room above and adjacent W.C.

**W.C. 8'4" x 2'9"** With low level W.C. and wash basin with complementing ceramic tiles, splash backs and surrounds. Heated towel rail and storage.

Stairs to first floor (extension)

**BEDROOM 18'11 x 11'5"** An impressive space with dual aspects to the front and side, as well as a Velux window to the rear, flooding this room with light. There is ample room for a double bed and bedroom furniture.

Stairs to first floor (original)

**LANDING** With window to the rear.

**BEDROOM 13'5" x 12'11"** A good sized double bedroom with view to the front.

**BEDROOM 12'8" x 12'2"** A good sized double bedroom with view to the front, as well as having fitted wardrobe cupboards.

**BEDROOM 10' x 8'1"** A good sized single bedroom with view to the rear.

**OUTSIDE** To the front of the property is a private shingle driveway, leading to the main private front gardens, comprising predominately of shingle with raised bed areas, with parking for several vehicles, and a mature tree affording some shade and additional privacy. The front gardens enclosed by timber fencing. The rear gardens comprising of lawn with timber garden shed, enclosed by timber fencing, has a decked area and bedding plants, further shingle and patio areas adjacent to the garden room and bi-fold doors. The private garden has a raised pond and mature perennials.





## DIRECTIONS

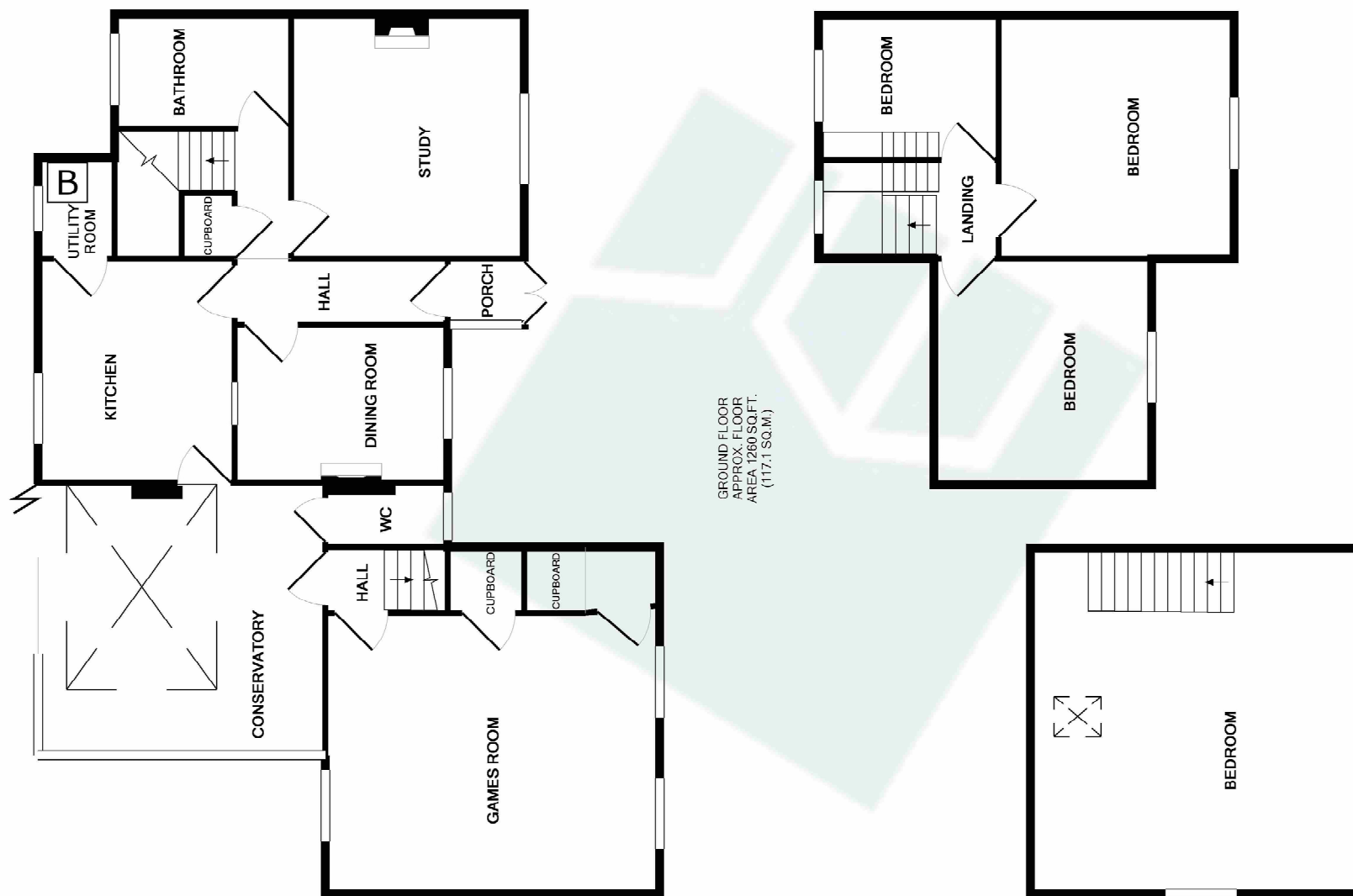
From the main Holt Road (A148) traveling towards Cromer, turn left into Davey Hill near the Crematorium, continue through the ravine and along the road passing under the 2 viaducts where the property will be located on the left hand side.

From the coast road (A149) traveling from Sheringham, upon entering East Runton turn right into Felbrigg Road where the property will be found on the right hand side.









1ST FLOOR  
APPROX. FLOOR  
AREA 826 SQ.FT.  
(76.7 SQ.M.)

TOTAL APPROX. FLOOR AREA 2086 SQ.FT. (193.8 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. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

