



ADDRESS
2 The Old School
Ormesby St Margaret
Norfolk
NR29 3GA

PRICE
£335,000

TENURE
Freehold

L  R K E S

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Brilliantly situated and overlooking the Village Green is this expansive four-bedroom house with a small private courtyard garden. Previously the village school, the property has been wonderfully restored and refurbished. It has internal accommodation of over 1,950 sq ft based around a central atrium with double-height vaulted ceilings.

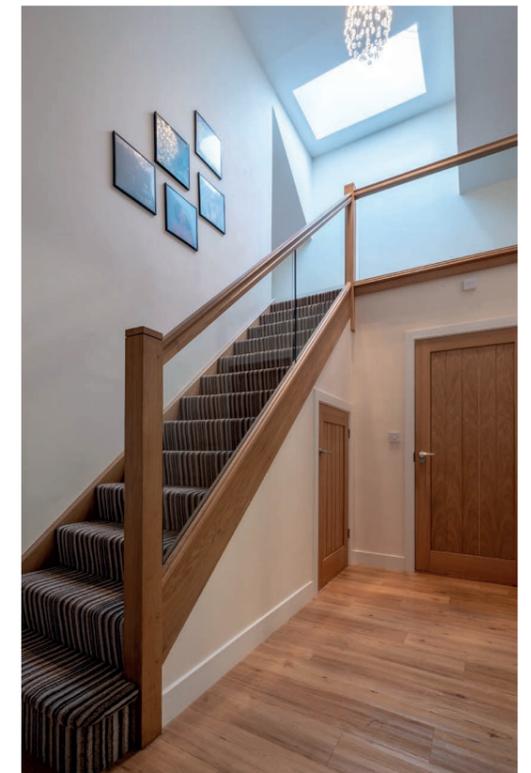
Forming part of the Old School House, the building was constructed in 1878, the school went through extension in the early 1900's and was converted for residential use in 2013. The house has been sympathetically renovated using thoughtfully chosen materials, creating quality and characterful accommodation.

This house has a pleasant sense of volume throughout, with wonderfully high ceilings and open views over the village green. Accommodation is arranged generously across two storeys; the accommodation is connected via a central hallway which is flooded with natural light from a series of skylights above.

The house is set to the rear of The Green, the School house is found behind a row of mature trees. There is residents parking on-street, and two designated parking spaces for no.2 in a small private parking area just past the school. The house has a lovely front garden located behind a walled boundary with wrought iron railings and hand-gate, and entry is on the ground floor leading into a small entrance porch.

There is a large living room to the left of the entrance hall, which is filled with light through beautiful south facing windows. A modern fireplace provides a warm and welcoming focal point to the room. The hallway opens up into a large atrium with vaulted ceilings which has plentiful inbuilt storage, and a ground floor WC. Beyond this is the large kitchen and dining room. An elegant row of cabinets sits under terrazzo styled laminate worktops. A rear lobby provides access to the rear courtyard garden.





"Interior spaces flow with effortless ease, from dramatic double-heights to more intimate enclosures"



The principle bedroom suite, positioned on the first floor, features a wall of glazing framing views across the surrounding landscape.

"A central atrium with double-height vaulted ceilings provides a voluminous heart to this cherished family home"

There are four bedrooms and a family bathroom on the first floor. The largest, positioned at the front of the house has a lovely picture window, a dressing room and ensuite shower room with his & her basins. The middle bedroom is more modest in size, it is lit from above from a large sky light. The remaining two bedrooms are located at the rear of the property, adjacent to them and accessed from the landing is the fully tiled family bathroom featuring a corner tub, and vanity set wash basin.

Ormesby St. Margaret is a lovely village centred around two large village greens and a medieval church. The village is well serviced with schools, a pharmacy, several shops, garden centre with café, a traditional pub, and Indian restaurant.

Within a short drive you will find Ormesby Broad and Ormesby Little Broad, both part of the Trinity Broads. The newly refurbished Boathouse is an enchanting waterfront restaurant in Ormesby St. Michael, with outside seating and children's play area and beautiful views over Ormesby Little Broad.

Access to both Norwich and Great Yarmouth is provided by the A47, London and motorways are accessed by the A12 from Great Yarmouth and the A11 from Norwich.

Please note that all areas, measurements and distances given in these particulars are approximate and rounded. The text, photographs and floor plans are for general guidance only.

Larkes have not tested any services, appliances or specific fittings - prospective purchasers are advised to inspect the property themselves. All fixtures, fittings and furniture not specifically itemised within these particulars are deemed removable by the vendors.





'A bright and characterful Victorian School House conversion'





HISTORY

'I remember my school days and the games played on this green, the trees forming goal posts, and wickets for cricket. The Fish & Chip shop centrally sited for all the villagers, as were the many shops and public houses surrounding. A penn'orth of chips had to be earned by picking up the papers and keeping the green tidy. It was in the 1930s and our lovely old school stood proudly.'

Memories from a former resident of Ormesby Green

THE OLD SCHOOL

ORMESBY ST MARGARET, NR29 3GA

Approximate Floor Area

Ground Floor = 94.3 sq m / 1,015 sq ft

First Floor = 89.8 sq m / 967 sq ft

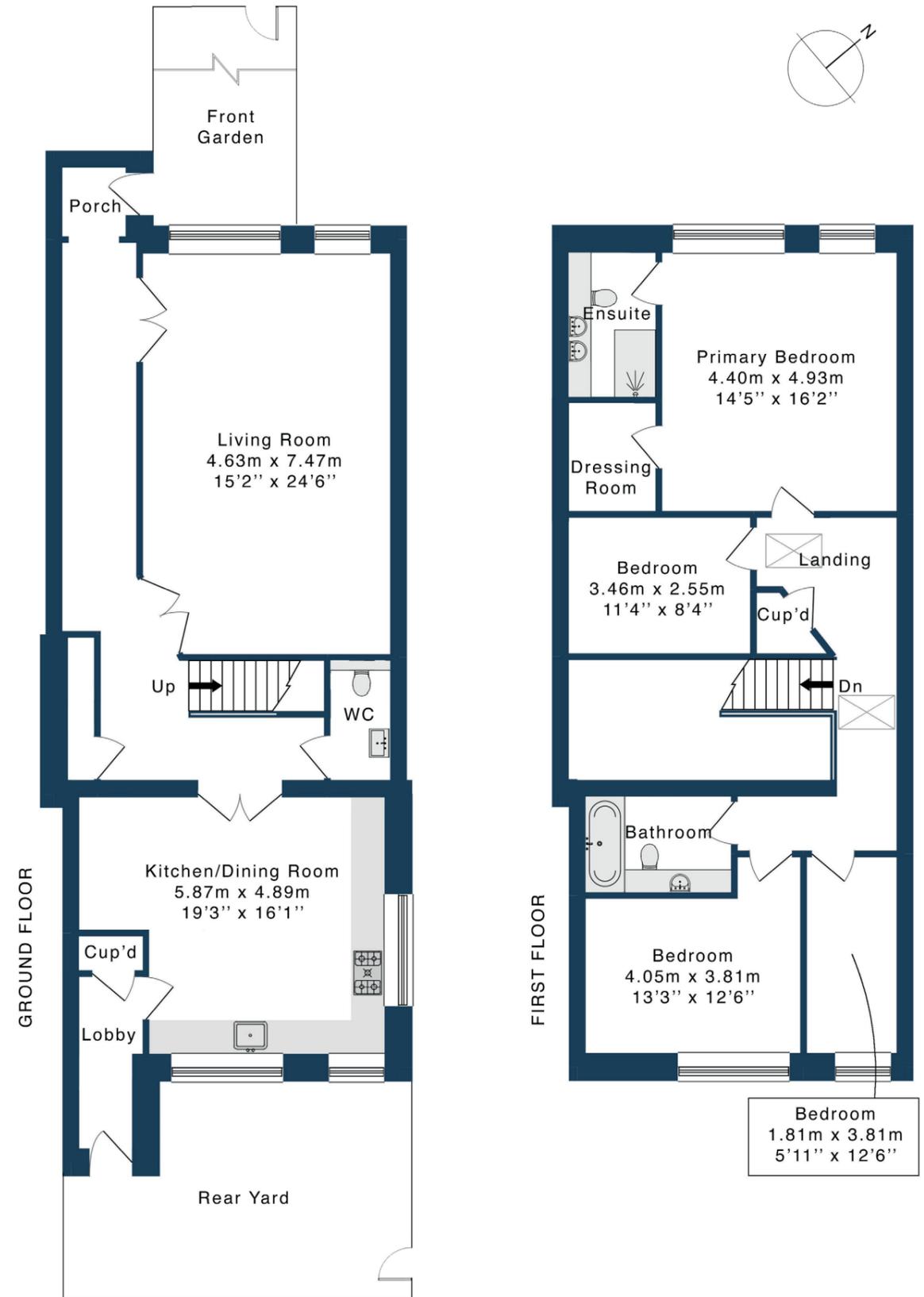
Total = 184.2 sq m / 1,982 sq ft

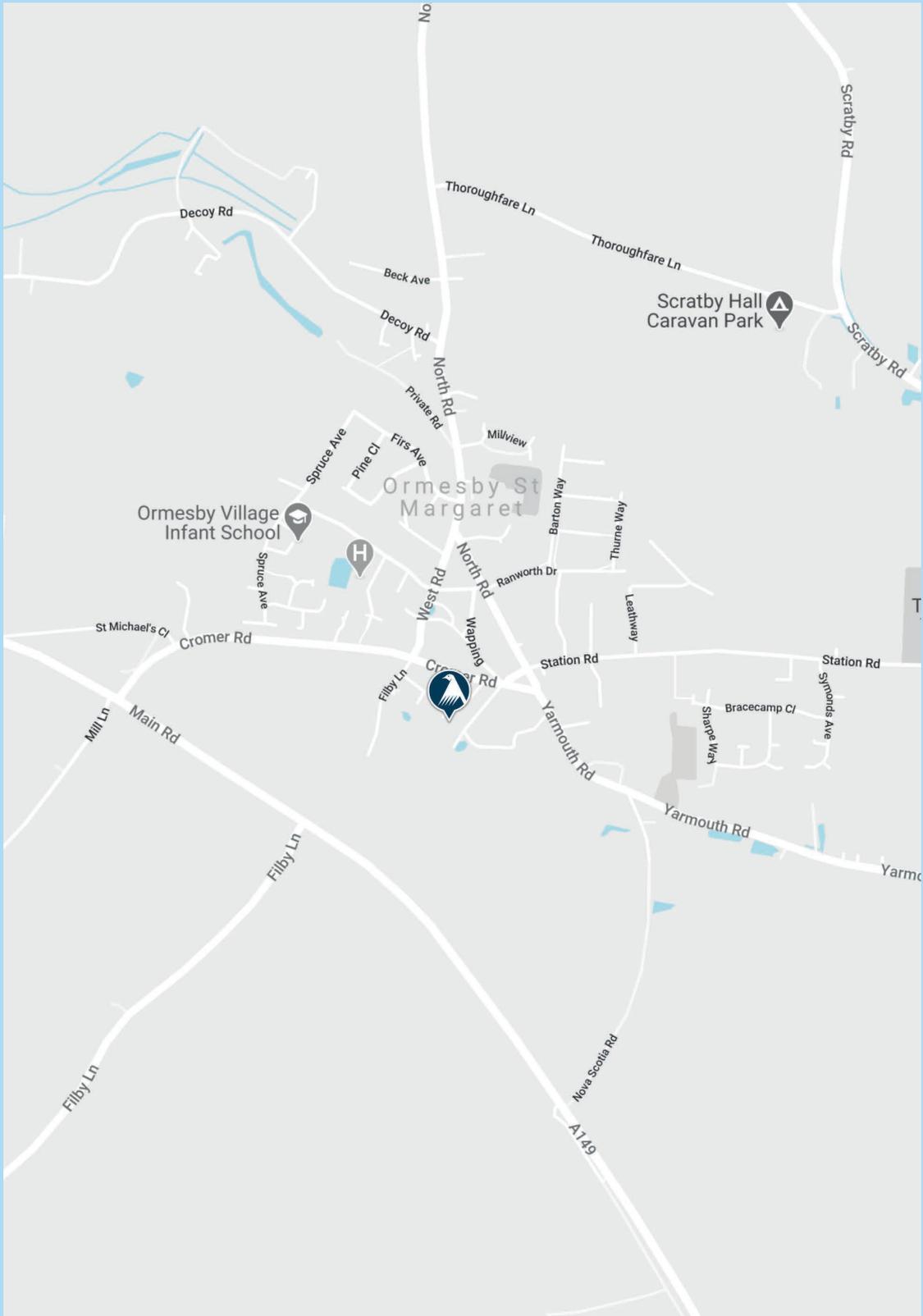
Illustration for identification purposes only, measurements are approximate, not to scale

VIEWING ARRANGEMENTS
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Council Tax = Band D (£1,628)

EPC = TBC





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