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The Old School House, School Road, Potter Heigham, Norfolk, NR29 5LW

A beautifully presented detached family home situated on the edge of the picturesque riverside village of Potter Heigham, often regarded as the gateway to the quieter and more unspoilt reaches of the Norfolk Broads. The village lies approximately twenty miles north-east of the county's capital, Norwich.

Local amenities include a village hall, nearby post office, the renowned Lathams of Potter Heigham store, two public houses, and a traditional fish and chip shop, all centred around the banks of the River Bure.

Set back from the road and screened by established hedging, the property can be approached either via a metal gate at the front leading to a pathway, or through a gated entrance to the rear opening onto a gravel driveway that provides off-road parking. The wraparound gardens are neatly maintained and enhanced by mature planting, while a paved sun terrace to one side offers an ideal space for alfresco dining and outdoor entertaining.





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- OFF-ROAD PARKING
- DETACHED FAMILY HOME
- THREE DOUBLE BEDROOMS

- TWENTY MILES FROM NORWICH
- PICTURESQUE RIVERSIDE VILLAGE
- MATURE WRAP AROUND GARDENS

- CONSERVATORY & SEPARATE UTILITY
- BEAUTIFULLY PRESENTED THROUGHOUT
- EASY ACCESS TO THE NORFOLK COASTLINE

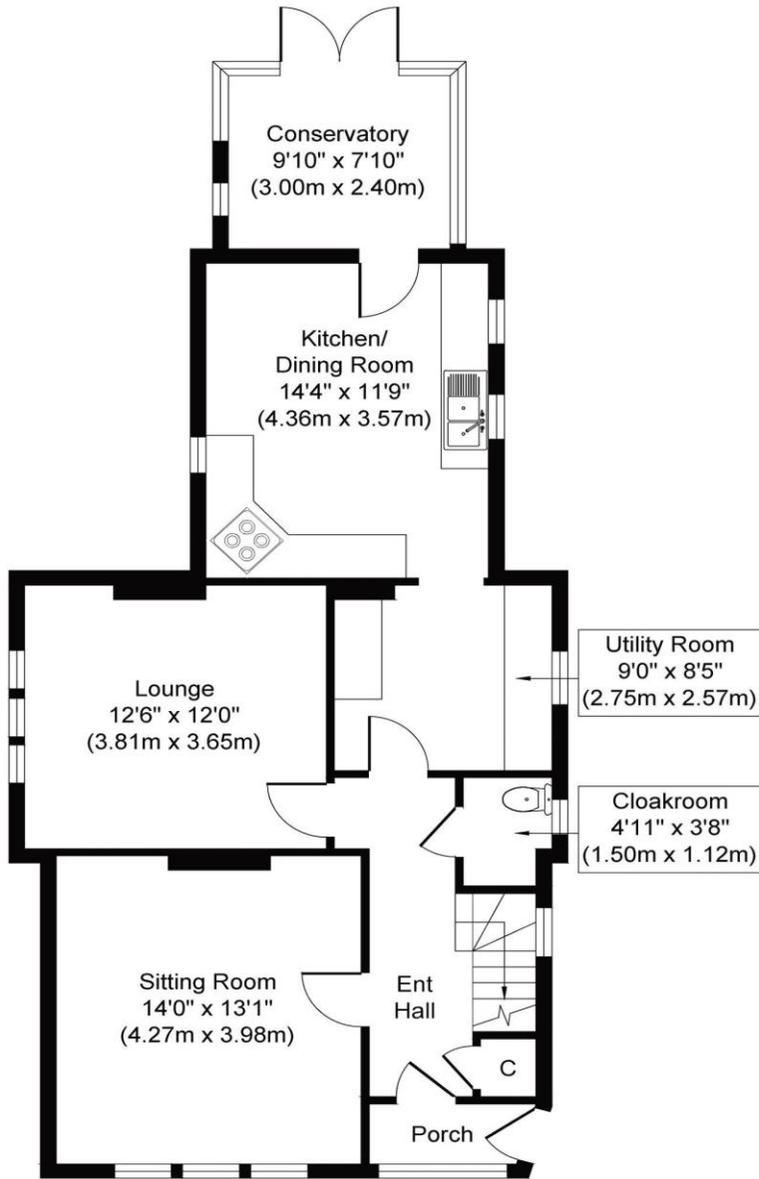
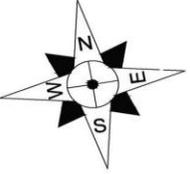
Internally, the home is beautifully presented throughout. An enclosed porch opens into a welcoming hallway, from which doors lead to two reception rooms, both featuring characterful fireplaces, along with a convenient cloakroom. To the rear of the property is a generous utility room with built-in storage, leading through to a kitchen/dining room and a separate conservatory that overlooks and opens onto the garden. Upstairs, there are three well-proportioned double bedrooms and a family bathroom.

Life at The Old School is further enhanced by its enviable setting on the northern bank of the River Bure, providing navigational access to the tranquil waters of Hickling Broad, Heigham Sound, and Horsey Mere. Away from the water, the surrounding area offers a wealth of outdoor recreation, including nearby national nature reserves, the scenic Weavers Way walking route, and the sandy beaches of Horsey, where seals are often seen gathering along the shoreline.

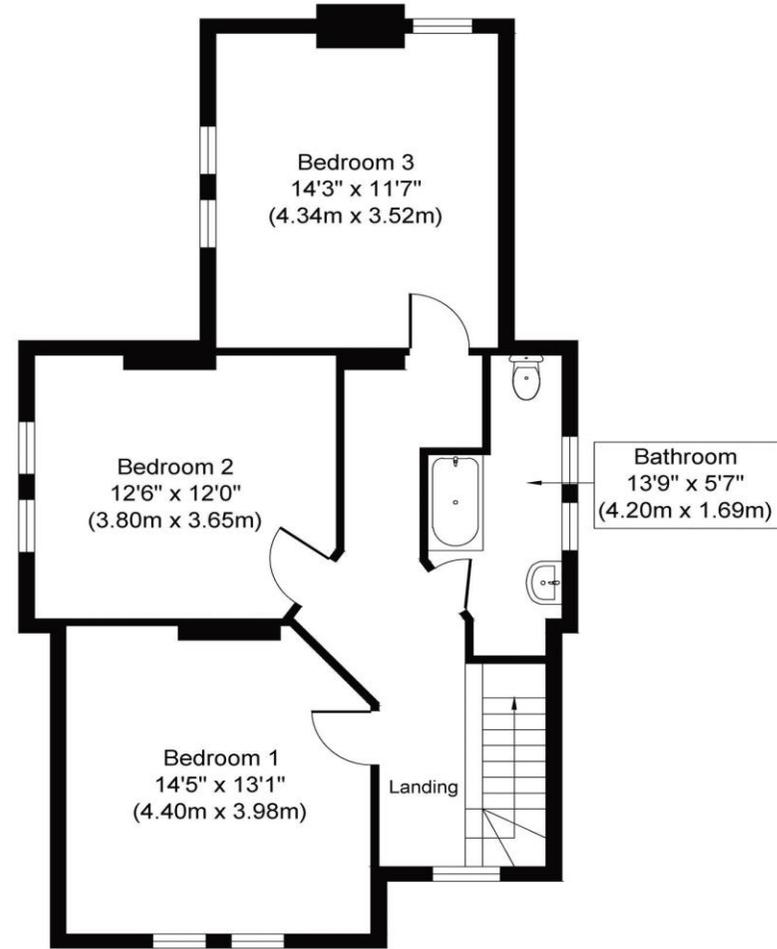




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Ground Floor
Approximate Floor Area
795 sq. ft
(73.89 sq. m)



First Floor
Approximate Floor Area
696 sq. ft
(64.65 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. The measurements should not be relied upon for valuation, transaction and/or funding purposes. 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.



| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | |
| 69-80 | C | | 72 C |
| 55-68 | D | | |
| 39-54 | E | 52 E | |
| 21-38 | F | | |
| 1-20 | G | | |





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|  |  |  |  |  |  |  |
| Sales | Property Auctions | Lettings | Property Management | Sale/ Rental Valuation | Estate Administration (Probate) | Land & New Homes |
|  |  |  |  |  |  | |
| Second Home Service | Property Cleaning Service | Mortgages | Solicitors | Surveyors | Service Providers | |



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