

# Arnolds | Keys



## School House Norwich Road, Edgefield, Melton Constable, NR24

**AS**  
Price Guide £675,000

- Exquisite Victorian dwelling
- Superbly presented throughout
- Sought after Village location
- Garden studio
- New double garage
- Stunning countryside views
- Generously proportioned open plan living
- Up to four bedrooms including principal suite
- Oil-fired central heating

# School House Norwich Road, Melton Constable NR24 2AS

Arnolds Keys are privileged to offer School House, an exquisite example of a Victorian Schoolmaster's house set in magnificent gardens commanding beautiful countryside views from the southerly aspect at the rear. The accommodation has been refurbished in recent years and is superbly presented throughout to provide a beautiful home ready for occupation. The generously proportioned accommodation has the benefit of oil-fired central heating throughout and offers up to four bedrooms including a principal bedroom with ensuite facilities.

Edgefield is a highly favoured rural village location just four miles from the popular Georgian market town of Holt and within easy reach of the North Norfolk Coast. The county capital of Norwich is just 19 miles distant and offers a rail link to London.



Council Tax Band: D



## **ENTRANCE PORCH**

Part glazed composite entrance door, high level window, tiled floor, part glazed oak door leading to:

## **ENTRANCE HALL**

Engineered oak floor, period style radiator, turning staircase to first floor with understairs recess, part glazed oak door to:

## **RECEPTION ROOM/BEDROOM 4**

A light room with windows to two sides, fireplace recess with wood burning stove on tiled hearth, engineered oak floor, period style radiator, provision for TV.

## **LOUNGE AREA**

With part glazed oak door to hallway, windows to front and side aspects, fireplace recess with wood burning stove on tiled hearth, provision for TV, two radiators, three wall light points, open plan to:

## **DINING AREA**

A beautifully proportioned and light area with French doors to rear garden and second aspect to the side, tiled floor, radiator, part glazed oak door back to hallway, open plan design leading to:

## **KITCHEN AREA**

Comprehensively fitted with a extensive range of contemporary high gloss base and wall cabinets with composite work surface and matching upstands. Central peninsular unit/breakfast bar, inset Smeg sink unit, integrated Smeg dishwasher, electric four oven Aga, integrated full height fridge. Window to side and Velux roof light. Oak panelled door to:

## **REAR LOBBY**

Part glazed composite stable door to rear patio.

## **CLOAKROOM**

Vanity wash basin with cupboard beneath, close coupled w.c., tiled floor and part tiled wall.

## **UTILITY ROOM**

Fitted with a further range of contemporary high gloss base and wall cabinets, stainless steel sink unit, provision for washing machine, dryer and freezer. Integrated electric oven, floor mounted oil boiler providing central heating and domestic hot water, pressurised hot water cylinder, tiled floor, window to rear.

## **FIRST FLOOR**

### **GALLERIED LANDING**

Two radiators, window to front aspect with superb countryside views, fitted wardrobe cupboard, oak panelled doors to all rooms.

## **PRINCIPAL BEDROOM**

With large window to the rear aspect with far reaching views over the garden and surrounding countryside to the south and east. Radiator, full height fitted wardrobe with central mirror. Door to:

## **ENSUITE**

Corner shower enclosure with chrome mixer shower, wall hung vanity wash basin with drawers beneath, close coupled w.c., chrome heated towel rail, tiled floor, part tiled walls.

## **BEDROOM 2**

Window to front aspect with wonderful countryside views, radiator, one wall completely fitted with a range of wardrobe cupboards.

## **BEDROOM 3**

Window to front aspect with wonderful countryside views, radiator.

## **BATHROOM**

Beautifully fitted with a contemporary suite of panelled bath, pedestal wash basin, close coupled w.c., enclosed shower cubicle with chrome mixer shower, chrome heated towel rail, fully tiled walls and floor, window to side.

## **OUTSIDE**

### **DOUBLE GARAGE**

19'8" x 20'8"

With twin electric roller doors, personal side door, window to rear, electric light and power point.

### **TIMBER STUDIO**

Substantial construction making an Ideal garden office/hobby room with power.

## **GARDENS**

The grounds of this property are truly delightful, beautifully landscaped and presented by the current owners. To the front of the property is a wide shingled driveway providing ample off road parking for a number of vehicles. A gated access then leads to the rear garden which backs onto open farmland and enjoys an extensive lawned area with established planting to the boundaries and surrounding a patio area providing a beautiful sunny aspect for alfresco dining. There is an oil storage tank concealed behind the Studio.

## **AGENTS NOTE**


The property is freehold, has mains electricity and water connected. Drainage is to a sewage treatment plant. The property has a Council Tax Rating of Band D

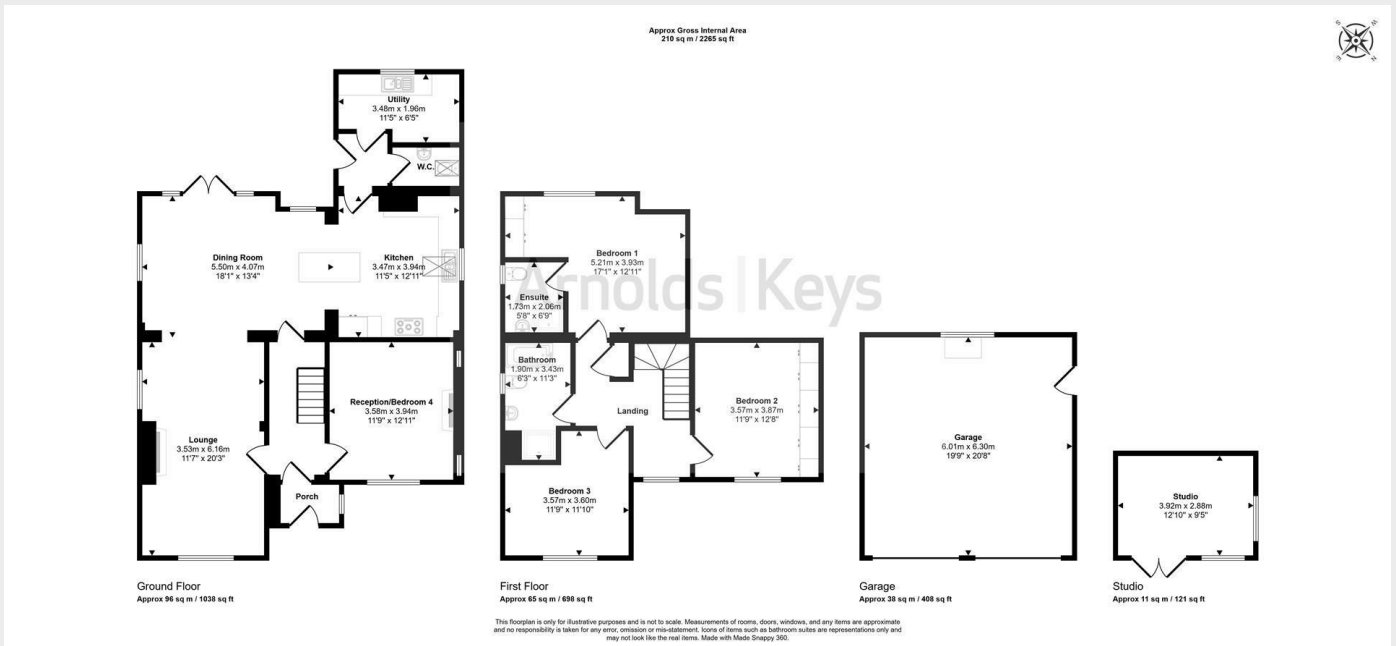


## Viewings

Viewings by arrangement only. Call 01263 822373 to make an appointment.

## EPC Rating:

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			<b>77</b>
(55-68) <b>D</b>		<b>66</b>	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC 	



Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate, for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon, and potential buyers are advised to recheck the measurements. Appliances will not have been tested in all cases and we cannot confirm they are in working order.

Arnolds Keys from time to time, recommends conveyancing services. Should you decide to use them we could receive a referral fee of up to £210. Arnolds Keys recommend Yellow Brick Mortgages (YBM) to sellers and buyer for mortgage advice. Should you decide to use Yellow Brick Mortgages (YBM) we could receive a referral fee of £250.

