



## SUBSTANTIAL AND STYLISHLY PRESENTED FAMILY HOME IN ABOUT SIX ACRES

---

THE OLD SCHOOL HOUSE  
EAST WALTON

savills



---

## SUBSTANTIAL AND STYLISHLY PRESENTED FAMILY HOME IN ABOUT SIX ACRES

THE OLD SCHOOL HOUSE  
EAST WALTON, PE32 1PW

Ground floor: dining room ♦ sitting room ♦ library ♦ snug ♦ kitchen/breakfast room ♦ study ♦ lounge ♦ WC ♦ master bedroom with en-suite shower room ♦ three further bedrooms ♦ family bath/shower room

First floor: Mature gardens and grounds ♦ grass tennis court outbuildings ♦ stabling ♦ all weather ménage ♦ paddocks ♦ In all about 6 acres ♦ EPC rating = F

Sandringham 8 miles, Swaffham 8 miles, Downham Market 14 miles (London Kings Cross 1 hour 30 minutes).

### The Property

The Old School House is a wonderful family home, stylishly presented with light and airy accommodation, and all set in about 6 acres of thoughtfully arranged gardens and grounds.

Set at the end of a long drive sweeping through the grounds, The Old School House enjoys a south facing and private position. Of distinctive Victorian design, with mellow brick and a mixture of attractive sash and neo-gothic windows, the property is not your stereotypical Old School House conversion, and has the feel of an Old Rectory or spacious farmhouse, both internally and externally.

A main entrance opens to a particularly spacious reception room with fireplace, currently used as a dining room, with arches through to a striking double height library area with mezzanine level. This in turn leads to an impressive triple aspect sitting room, fantastically light, with vaulted ceiling and fireplace. Further rooms of note are the TV room/ snug with wood burner, a study, and the stylish kitchen/breakfast room with French doors out to the garden and to an enclosed courtyard perfect for outside dining.

All bedrooms are on the first floor, with a charming master bedroom with en-suite shower room, three further double bedrooms and family bath/shower room, all linked by a central landing with a desk area at the end. The bedrooms all enjoy views of the surrounding gardens and grounds.









### Gardens and grounds

The Old School House is approached from the south-west, over a long gravelled drive lined with box hedging and ornamental pear trees, sweeping through the grounds to the parking and turning area adjoining the house.

The gardens and grounds are a particularly attractive feature of the property and have been thoughtfully arranged and well maintained, incorporating an automatic irrigation system. Areas of lawn surround the house, with well stocked herbaceous borders including ornamental box, lavender, roses and many other perennials providing plenty of seasonal colour, with a gravelled area off the kitchen to the east. To the south-west of the kitchen is a delightful enclosed courtyard, perfect for outside dining and complete with outside kitchen. To the west of the house is an expanse of lawn, providing a grass tennis court during the summers months. Throughout the grounds are fine native trees including apple, plum, walnut, cherry, peach ash and birch, with established beech hedging on the boundaries which are ring fenced with rabbit proof wire fencing.

### Equestrian facilities, wider land and outbuildings

Conveniently close to the house is the range of stabling, with concrete surface and including four loose boxes, wash room/hay store and tack room, enclosed with post and rails. A short walk from the stables is an impressive full size all weather ménage, enclosed by post and rail and hedging. To the south and north of the main drive are large post and railed paddocks of established grazing. There are excellent hacks from the property, with the Peddars Way and many bridlepaths nearby.

Within the grounds is a useful garage with adjoining store rooms. The land in all totals about 6 acres.

### Situation

The property is located in unspoilt countryside on the edge of the hamlet of East Walton. Local amenities can be found in the neighbouring village of Gayton, with shop and post office, butchers, and public houses. Further shopping, a Waitrose supermarket and amenities are in the nearby market town of Swaffham, with good access from the house to the A47 leading to major connecting roads.

The ancient port town of King's Lynn (9 miles) provides further facilities and amenities and mainline rail service to London Kings Cross, which can also be accessed at Downham Market (14 miles). Royal Sandringham is 8 miles to the north, leading on to the famous North Norfolk coast.









### Directions

Leave Norwich via the A47 Swaffham and King's Lynn road, and continue on the A47 bypassing East Dereham and Swaffham and Narborough. Take the right hand turning off the A47 signed to Gayton and Hillington (B1153). Follow this road into the hamlet of East Walton, round a right hand bend and then fork left signed to East Winch. Continue for approximately 500 yards where the entrance to The Old School House can be found on the right hand side, onto a gravelled drive through wooden five bar gate.

**Local Authority** King's Lynn & West Norfolk District Council.

**Fixtures & Fittings** All fixtures and fittings including fitted carpets and curtains are specifically excluded from the sale, but may be available in addition, subject to separate negotiation.

**Agents Note** The paddocks are subject to an overage clause.

**Energy Performance** A copy of the full Energy Performance Certificate is available upon request.

**Viewing** Strictly by appointment with Savills.



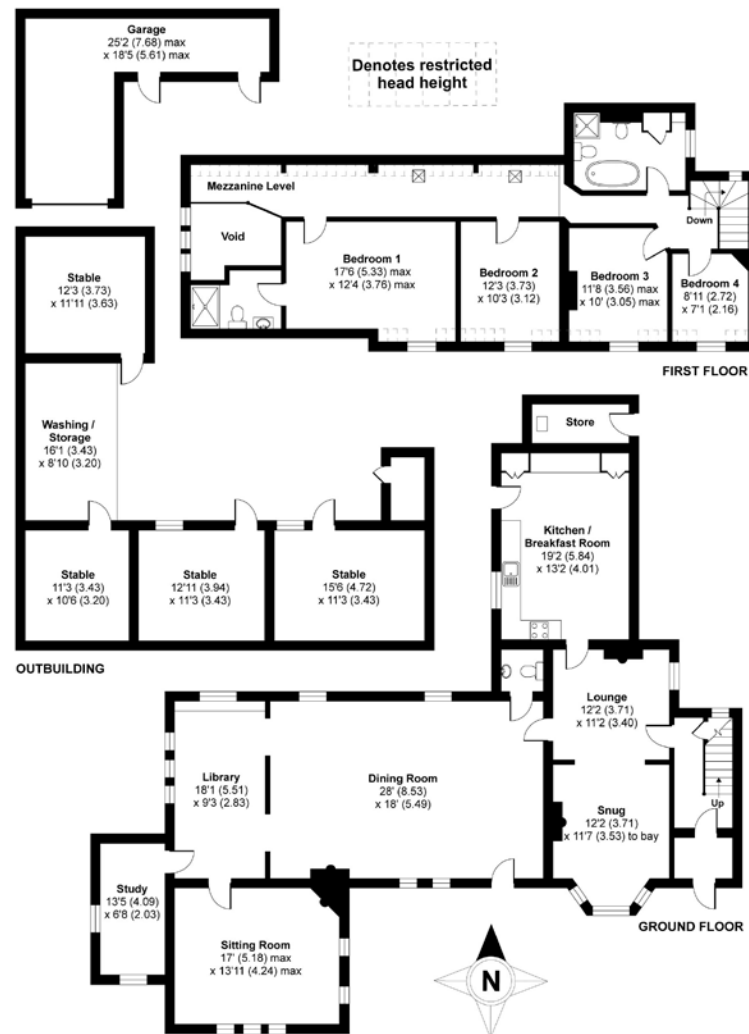






## FLOORPLANS

APPROX. GROSS INTERNAL FLOOR AREA 2967 SQ FT 275.6 SQ METRES  
(EXCLUDES RESTRICTED HEAD HEIGHT, STORE, VOID, OUTBUILDING & INCLUDES GARAGE)



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.

Copyright nichecom.co.uk 2018 Produced for Sowerbys REF : 241961

Savills Norwich  
norwich@savills.com  
01603 229229

savills.co.uk

Savills, their clients and any joint agents give notice that: 1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2. Any areas, measurements or distances are approximate. The text, images and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Savills have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. 20190521BR

