



# A charming former Vicarage with holiday lets

**The Vicarage, Ranworth**

Freehold

savills



Main House ground floor; Entrance hall • Drawing room • Sitting room • Study • Kitchen/breakfast/dining room • Pantry • Utility • Boot room  
 First floor; Five bedrooms • Dressing room • Family bath/shower room • Bathroom • WC • Store room  
 Hayloft: Self-contained holiday let with two bedrooms • Shower room • Sitting room • Kitchen/breakfast room  
 Coach house: Games room • Garage • Kitchen/breakfast

### The Property

The Vicarage is a handsome family home, built in a classical style in 1865 of gault and mellow red brick under a slate roof, and enjoying an elevated and private position with delightful views over Ranworth and Malthouse Broad.

The house enjoys the elegant rooms one would expect from a house of this period, with fine detail including shuttered sash windows, fanlight, original flooring, high skirtings and fireplaces on both the first and second floors. The current owners have made sympathetic changes during their ownership to add a more modern functionality including an impressive part open plan kitchen/breakfast/dining room, with large island unit, Aga, a central double sided wood burner and plenty of natural light and providing a fantastic focal point for the house. The entrance hall, with original double doors and fanlight above, gives access to all main rooms including the well-proportioned drawing room which is dual aspect, with south to south-west aspect, full height sash windows and wood burner, and to a sitting/TV room again with wood burner. Further useful rooms include a study and crucial utility and separate boot room, essential space for a rural lifestyle.

The elegant staircase leads up to a large landing to all bedrooms, with skylight. There

is a principal bedroom with dual aspect and adjoining dressing room, and a further three double bedrooms in the main part of the house together with a family bath/shower room and a further bathroom and WC. A separate staircase leads up to a further bedroom and store room (potential bedroom or bathroom), with door through to the fourth bedroom of the main house.

The Vicarage is not listed.

### Coach house, holiday lets and outbuildings

To the rear of the house, connected by a cobbled courtyard, is the attractive coach house of mellow red brick. The building has been the subject of a thorough and sympathetic programme of renovation to fully utilise the space the building has to offer, and to yield a useful income.

The first floor of the coach house has been transformed into the most welcoming and comfortable holiday let. With a central living room, well-fitted kitchen/breakfast room and two double rooms with en suite shower rooms, the Hayloft is an incredibly popular base for anyone looking to relax and enjoy the area. The vaulted ceilings, dormer windows and veluxes provide a light and airy space, with the use of its own walled courtyard garden ideal for outside dining and with a fine view of the church.











The ground floor of the coach house is currently configured as a garage/store and a large games room used by the house. There is also fitted kitchen/breakfast room and shower room, that can be utilised by guests of both the hayloft, the main house or those staying in the shepherds hut. This is another asset for the house, and once again proving popular with its own garden area, and which is available for purchase subject to separate negotiation. Both the shepherds hut and Hayloft have their own parking areas, which is not accessed from the main driveway to the house allowing guests to come and go without disrupting life in The Vicarage.

Adjoining the house are some outhouses for useful storage.

#### Gardens & Land

The Vicarage enjoys an imposing position, with the crucial benefit of owning its surrounding land up to the edge of the village providing protection. The house is approached over a shingle driveway to a parking and turning area to the front and side of the house, with parking for many cars.

The main gardens are to the south and west of the house, with delightfully mature areas of sweeping lawns, herbaceous beds, shrubs, wildflower area and fine trees including magnolia, lime, cherry and a particularly fine oak tree to the south. The house itself is trained with a thriving wisteria and roses. To the rear of the house is the cobbled courtyard, providing a wonderfully sheltered outside dining and entertaining area.

The meadows stretch from the east to south of the house,

with fenced paddocks, young trees with tree guards, and a useful field shelters. The land stretches down to the village edge with views from the gardens over to Malthouse Broad and back to the church.

In all about 4 acres.

#### Situation

Ranworth is a picturesque broadland village, on the edge of Ranworth and Malthouse Broad linked to the famous Norfolk Broads network via the River Bure. The village enjoys moorings at the staithe, a well-regarded village pub 'The Maltsters', a shop with post office and tea room, a nature reserve with unique floating conservation centre, and the imposing 'Cathedral of the Broads' medieval church, St Helen's which dates back to 1450. There is a network of footpaths to enjoy locally, not least through the nature reserve.

Further amenities can be found at the nearby town of Wroxham (6 miles), with access to the wider broads network and a range of shopping and facilities. Norwich, the cathedral city, is about 10 miles, providing excellent retail, cultural and educational sectors including the University of East Anglia and both state and private schools. The city is renowned for its independent shopping, covered market, shopping centres, Theatre Royal and is complete with a direct line rail service to London Liverpool Street.

The Norfolk coastline is about 12 miles, with sandy beaches, bird and seal watching and network of coastal paths.









**Directions**

The postcode for the property is NR13 6HT. The What3words code is; gain.pizza.shippers

**Services**

Mains water & electricity and drainage. Oil fired central heating.

**Local Authority**

Broadland District Council  
Council Tax Band G

**Agent's Note**

1. The Shepherds hut is available by separate negotiation.
2. The house is subject to covenants – please refer to the selling agents for more details.

**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.

**Viewings**

Strictly by appointment with Savills. If there is any point which is of particular importance to you, we invite you to discuss this with us, especially before you travel to view the property.

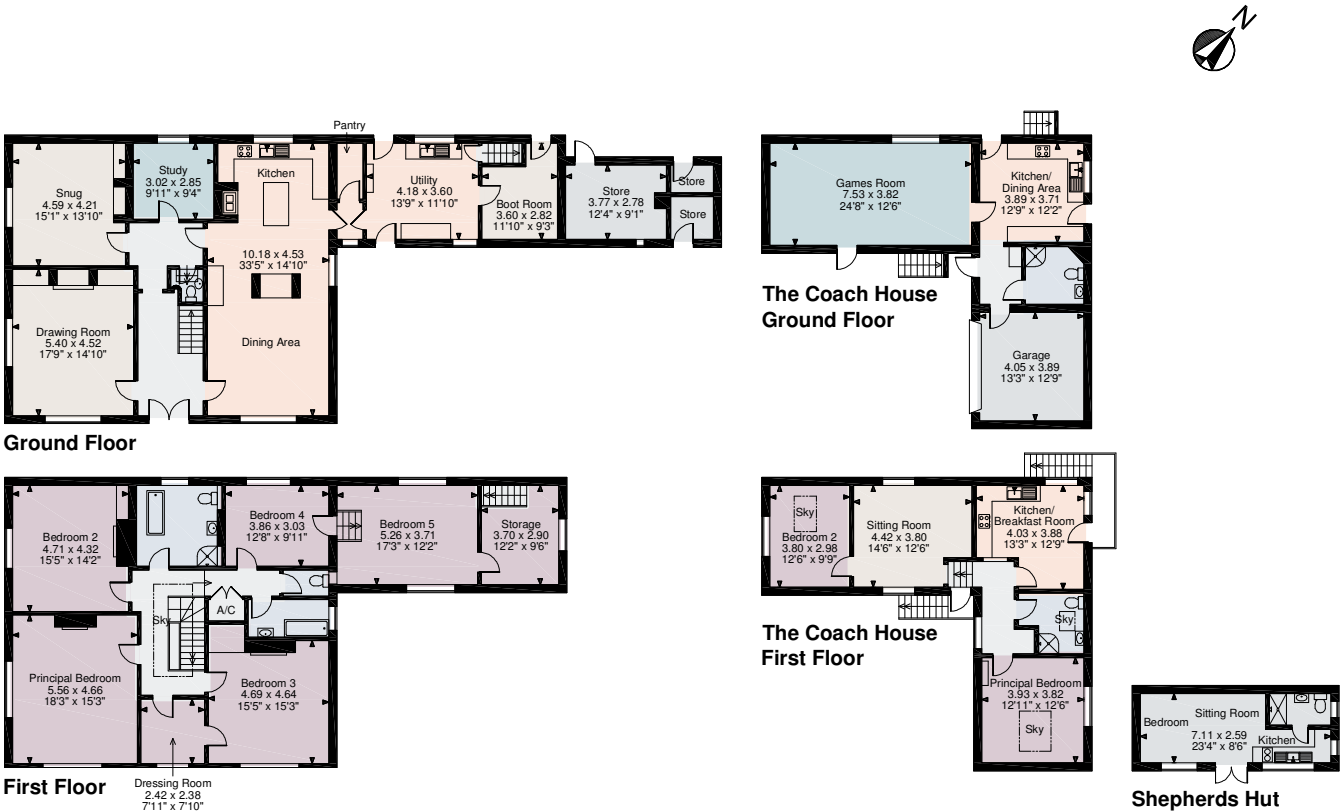






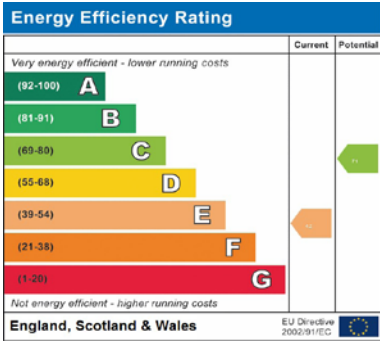


**The Old Vicarage, Norwich**  
Main House gross internal area = 3,261 sq ft / 303 sq m  
Garage gross internal area = 170 sq ft / 16 sq m  
The Coach House gross internal area = 1,324 sq ft / 123 sq m  
Shepherds Hut gross internal area = 198 sq ft / 18 sq m  
Stores gross internal area = 165 sq ft / 15 sq m



**FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE**  
The position & size of doors, windows, appliances and other features are approximate only.  
© ehouse. Unauthorised reproduction prohibited. Drawing ref. dig/8502738/JRD

For identification only. Not to scale. © 220511KH



**Important notice** Savills, its 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, photographs 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.