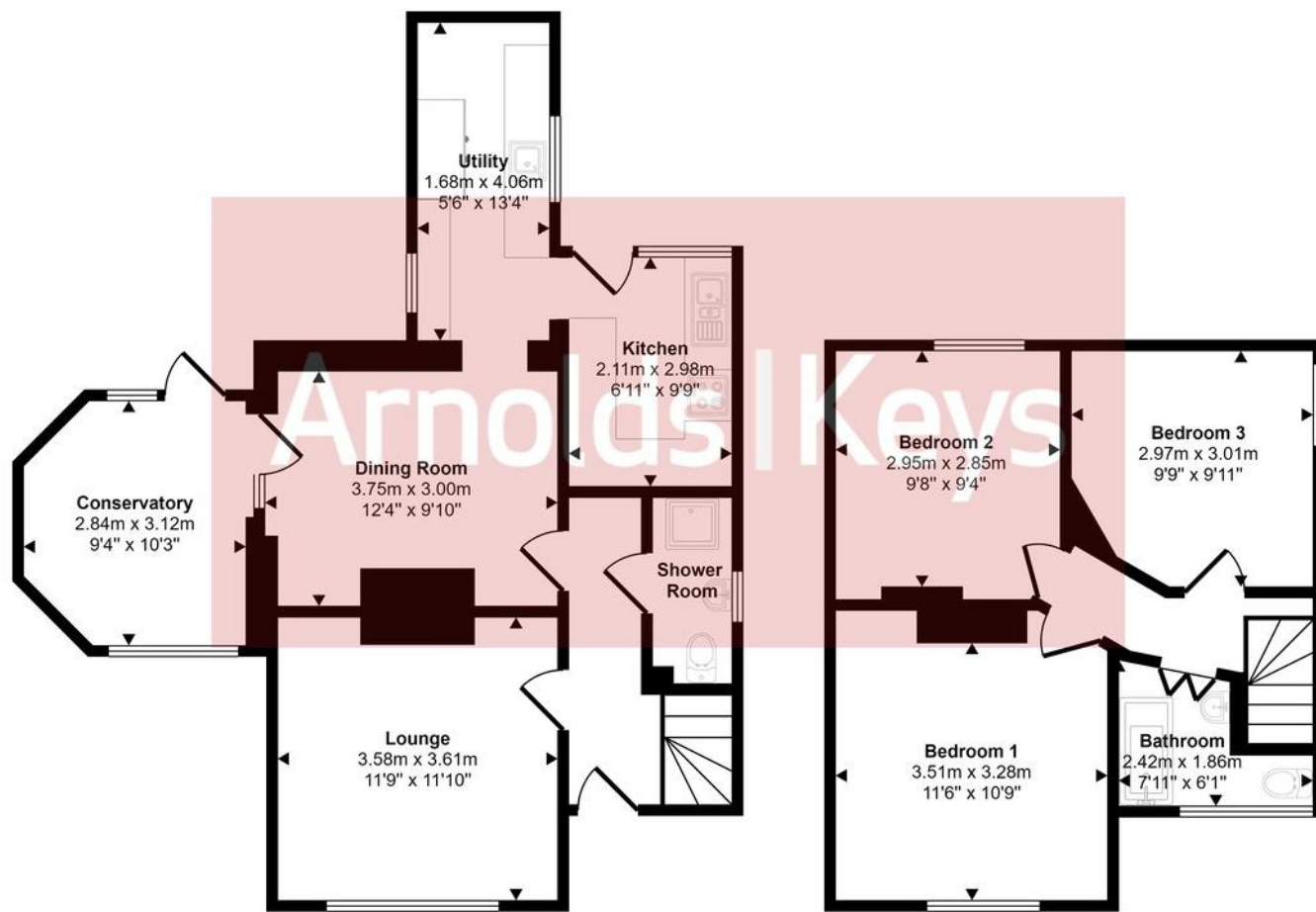




Approx Gross Internal Area  
98 sq m / 1053 sq ft

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D		
39-54	E		
21-38	F	30 F	
1-20	G		



Ground Floor  
Approx 58 sq m / 626 sq ft

First Floor  
Approx 40 sq m / 426 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Arnolds Keys refer sellers and buyers to various trusted firms for services associated with the home move process, for which in some cases a referral fee is paid to Arnolds Keys by the service provider. It is your decision whether you choose to deal with those firms. 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 Mortgage Advice Bureau (MAB) to sellers and buyer for mortgage advice. Should you decide to use MAB we would receive a referral fee of £250. Arnolds Keys recommend Hadley and Ottaway (H&O) for removal services. Should you decide to use H&O we would receive a referral fee of 10% of the net final invoice.

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Coastal 01263 822373

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and 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. Potential purchasers should check with their providers that the broadband and mobile phone coverage they would require is available.



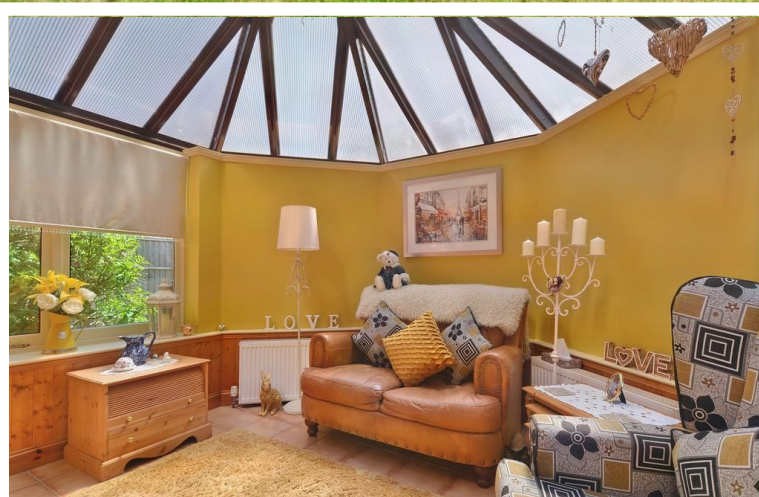
## Hall Lane, Knapton

A charming Victorian built three-bedroom detached house, forming part of the historic Village School. Situated in the picturesque North Norfolk village of Knapton.

## Guide Price £470,000

- Characterful Period Detached House
- Three Bedrooms
- Ground Floor Shower Room and First Floor Bathroom
- Generous Sized Garden
- Ample Off-Road Parking
- Popular North Norfolk Village Location
- Two Miles from the Coast
- Conservatory
- Less than Four Miles from North Walsham Market Town

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#### DESCRIPTION

Situated within the idyllic North Norfolk Village of Knapton stands School House - a beautiful building formerly part of the Village School. Originally built in the late 1800's the property has been sympathetically converted into this delightful family residence whilst still retaining its characterful features. The property benefits from well presented front and rear gardens with ample parking to the front.

Internally the ground floor accommodation comprises of entrance hall with stairs to first floor, a wonderfully cosy living room with feature fireplace and three-piece shower room. The dining room, also with a feature fireplace, leads into the light and welcoming conservatory with two radiators to allow you to enjoy the views of the garden all year round. There is a useful utility area leading through to the country style kitchen. To the first floor there are three good sized bedrooms bedrooms and a family bathroom.

#### GROUND FLOOR

##### ENTRANCE HALL

Timber framed main door to front entrance with coloured stained-glass panels. Staircase to first floor. Radiator.



##### LIVING ROOM

Window to front aspect. Feature fireplace. Wood flooring. Radiator.

##### SHOWER ROOM

Window to side aspect. Three-piece suite comprising of W/C, sink and single shower cubicle with mains connected shower. Tiled flooring. Radiator with wall mounted towel rail over. Fitted cupboard unit with shelves above.

##### DINING ROOM

Timber framed door with glass panelling to conservatory. Feature fireplace. Wooden flooring. Radiator.

##### CONSERVATORY

Timber framed door with double glazed window to side overlooking the garden. Two radiators. Tiled flooring.

##### UTILITY ROOM

A dual aspect room with one window to each side. Fitted with a range of wall and base units. Work surface housing ceramic butlers sink and space and plumbing underneath for washing machine and dishwasher and under counter fridge. The oil-fired boiler can be found here. Radiator. Laminate tiled flooring.

##### KITCHEN

Timber framed barn door to rear. Fitted with a range of wall and base units with worksurface over housing ceramic sink and drainer, space for an electric oven with extractor fan over. Space under the counter for fridge and separate freezer. Radiator. Laminate tiled flooring.

#### FIRST FLOOR

##### LANDING

Radiator. Doors to all rooms;

##### BEDROOM THREE

Window to side aspect. Feature fireplace. Wooden flooring, radiator.

##### BATHROOM

Window to front aspect. A three piece suite comprising of W/C, corner bath and hand wash basin. Extractor fan.

##### BEDROOM ONE

Window to front aspect. Laminate flooring. Feature fireplace. Radiator.

##### BEDROOM TWO

Window to rear aspect. Feature fireplace. Fitted shelving units and clothing rail.

##### OUTSIDE

Externally the property is approached over a large shingle driveway with ample parking for multiple vehicles. The front of the property is partly lined by a low-level brick wall with original wrought iron fencing and benefits from beautiful views across to the field diagonally opposite. There is a side gate leading you to the rear garden which is mainly laid to lawn but features a patio seating area with original feature water pump, sheltered store area and two sheds.