



The Glebe House, Reepham, Norfolk

The Glebe House, Norwich Road, Reepham, Norfolk, NR10 4NH

A superb four bedroom period house set within beautifully landscaped gardens, situated in the desirable market town of Reepham

Norwich 13 miles, Aylsham 7 miles, Holt 13 miles, North Norfolk coast 18 miles

Entrance hall | Kitchen / Dining room
Sitting room | Sun room | Utility room | WC

First floor: Principal bedroom with ensuite
Two further bedrooms | Family bathroom

Second floor: Bedroom with ensuite bathroom
Balcony

Outside: Private driveway | Off street parking
Double cart lodge Z Garage | Front garden
Private rear walled garden | Patio seating area

EPC - TBC

The property

The Glebe House is a superb four-bedroom family house of red brick construction under a tiled roof, set over three floors. The property has been recently re-modelled and updated to an exacting standard, including the fitting of a new kitchen from Simply Kitchens in Holt with a stunning kitchen island and 60mm granite work top sourced from Eric Bates in Wroxham. The kitchen also includes a Neff oven and induction hob with Wi Fi, four oven oil fired cream AGA, Bosch integrated dishwasher, Caple wine cooler, Samsung fridge freezer with beverage centre water dispenser and ice maker, Blanco cream sink, whilst the utility room also holds a white Neff washing machine, Bosch tumble dryer and Bosch microwave. The property improvements also include underfloor heating throughout the downstairs and complete upgrades of all of the bathrooms to an exceptional and exacting standard, and a full redecoration of the entire property.



The property is light and airy and offers well proportioned family-sized accommodation. Of particular note is the open plan ground floor layout with the kitchen/dining room, sunroom with bar area overlooking the rear garden and sitting room all linking and flowing well, offering excellent entertaining and living space.

The first floor comprises a generous landing, the principal bedroom with ensuite which enjoys views over the rear gardens, two further double bedrooms and a family bathroom. The second floor boasts a second principal bedrooms and ensuite bathroom with a balcony overlooking the picturesque market town of Reepham and the rear private gardens.

There are also planning permissions to convert and extend the garage building into a two bedroom self-contained annexe and planning permission to build an extension to the front and to the rear of the property:

Broadland District Council Planning Reference Numbers: 20221687, 20210706 and 20220509

Outside

The property is accessed via a private driveway with off street parking for several vehicles, double cart lodge and garaging. To the rear of the house is a private walled garden, with generous patio seating area and a brick outbuilding offering more external storage space. The existing owners have re landscaped the front gardens and made improvements to the rear garden area.

Location

The Glebe House is situated a short distance from the centre of the historic and charming market town of Reepham which offers a good range of local amenities including a co-op supermarket, a series local pubs and cafes, tennis club, Doctors surgery, opticians, pharmacy, post office, the Dial House hotel and excellent schooling. Holt 13 miles to the north is a popular market town and offers further local amenities and the well regarded Gresham's School. Norwich 13 miles to the south is the regional centre and has a full range of amenities

and excellent transport links with a regular train service to London Liverpool Street as well as an international airport.

Directions

From Reepham Market Place head east on Church hill road and turn left onto the Norwich

Road and continue for about 150 metres and the turning to the glebe house can be found on the right hand side.

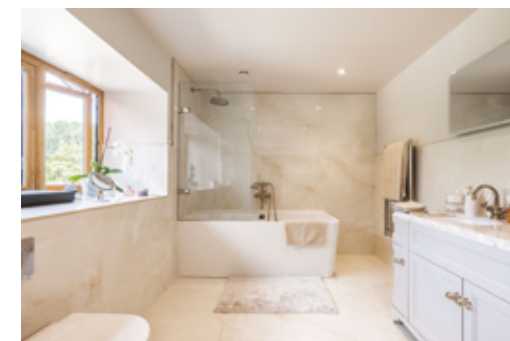
Agents note: For a full list of renovation works and planning permissions, please speak to the selling agent or visit Broadland District Council

website: <https://info.southnorfolkandbroadland.gov.uk/online-applications/applicationDetails>.

General

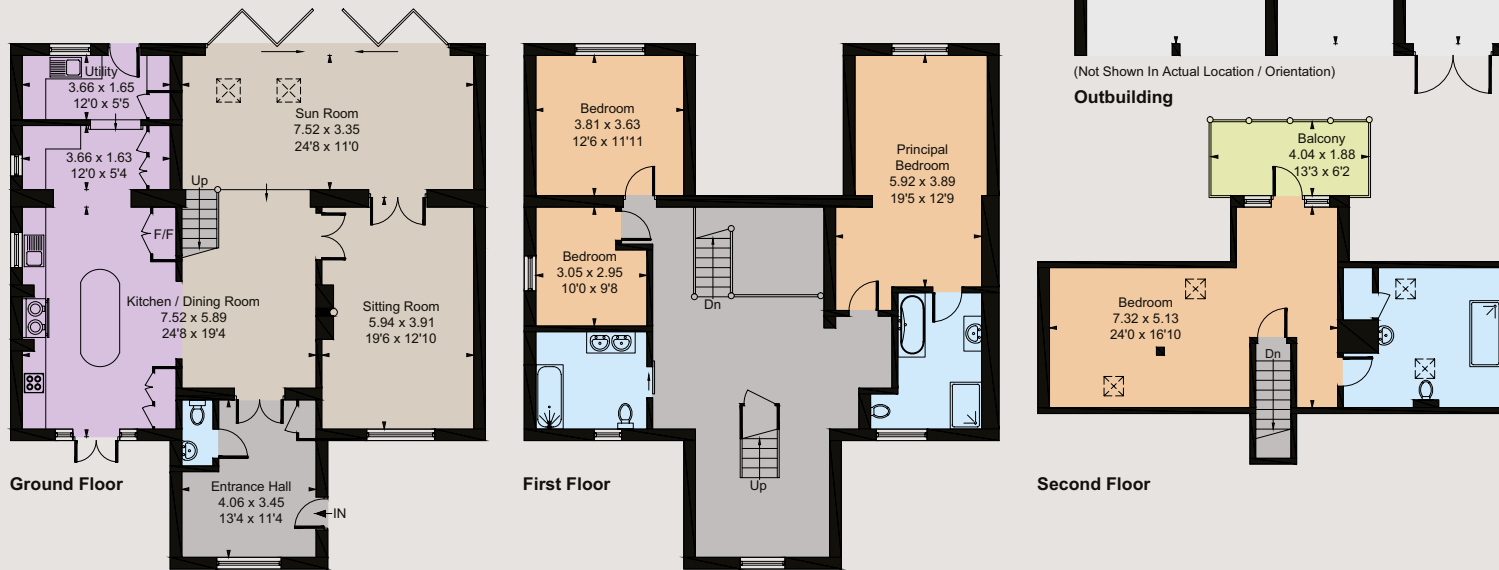
Services: Mains electricity, water and drainage. Oil fired central heating.

Local Authority: Broadland District Council



Floorplans

Approximate Gross Internal Area
= 277.3 sq m / 2985 sq ft
Outbuilding = 51.1 sq m / 550 sq ft
Total = 327.5 sq m / 3535 sq ft
For identification purposes only.



Council Tax: Band G

Tenure: Freehold

Fixtures and Fittings: Unless specifically mentioned in these particulars, all fixtures and fittings are excluded from the sale of the freehold interest. Some items such as carpets, curtains, light fittings etc, may be available by separate negotiation if required.

Rights of Way, wayleaves and easements: The property will be sold subject to all rights and private rights of way. Water, light, drainage and other easements, quasi-easements and wayleaves, all or any other like rights whether mentioned in these particulars or not.

Guide Price: £1,100,000

Viewing: Strictly by appointment through Strutt & Parker.

Norwich

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