The School House

Region: East Of England **Sleeps:** 8

Overview



The School House is a phenomenal, stylishly renovated old village school in the picturesque village of Beighton, close to Norwich, Great Yarmouth and the Norfolk Broads. Sitting in half an acre of manicured gardens full of wildlife, this property offers unique accommodation for up to eight guests.

The conversion incorporates original features with contemporary details such as dark framed windows, accent features and superb double height aspect in the living room. Interior designers have created an ultra luxurious, somewhat quirky holiday home that will leave you with magical holiday memories.

The village of Beighton is mostly known for its fourteenth century stone and flint church, Beighton All Saints which was re-worked by the Edwardian architect AS Hewitt and features a thatched nave roof and beautiful decorative glass. The bustling market town of Norwich is just fifteen minutes away with its picturesque lanes, buzzy market, cultural and dining treats and its cathedral. Guests can enjoy many boating excursions on the Norfolk Broads, the nearest of which is just five minutes from the house. The lively entertainment of Great Yarmouth is also close by, along with the beautiful, tranquil beaches of Horsey, Happisburgh and Winterton.







The School House is wonderfully secluded, allowing guests total privacy. The renovation includes a living room, kitchen diner, utility room, two bedrooms, one bathroom, a toilet, a study and a boot room on the ground floor and two bedrooms and a bathroom on the upper floor. You enter the property into the kitchen diner, a stunning space with a pitched, black framed glass roof. The fresh and contemporary feel blends beautifully with the stone floor and painted brickwork. The kitchen is sublime with its dark

cabinetry, butlers sink and large freestanding range cooker. Guests dine at an industrial style dining table and chairs and the industrial theme continues with rows of shelves for crockery and glassware. Just off the kitchen is a handy utility room and guest toilet. The end of the kitchen and dining area is home to a framed conservatory snug, a very useful second living area which is drowned in natural light and enjoys lovely garden views. The living room is very striking with its double height aspect and sumptuous sofas surrounding the feature open fireplace. There is a second dining table in the living room. The staircase leading to the upstairs bedrooms continues with the modern theme of deep inky colours contrasted with fresh whites and textural neutrals, in keeping with much of the house. Doors from the living room open to the study, bunk room, a charming, colourful double bedroom and a modern wet room.

Upstairs you will discover the beautiful master bedroom suite with its vaulted beamed ceiling, super kingsize bed, dressing area and ensuite bathroom with a freestanding bath and overhead shower. It is a gorgeous room, minimalist in styling and featuring the same dark colour splashes. The remaining bedroom is a gorgeous twin with steel framed beds, crisp cottons and fabulous soft furnishings.

Outside, guests can enjoy the beautiful spacious garden and can enjoy alfresco dining and a firepit on chilly evenings. It is a lovely spot from where you can enjoy a wonderful range of entertainment.

Facilities

Recommended • Working Fireplace/Woodburner • Ideal for Kids • Villa • Walking/Hiking Paths • Ideal for Xmas/NY • Special Offer • Has Discount • Cots (Cribs) • Quirky (Unique) • Ideal for Teens • Instagrammable • Ground Floor Bed & Bath • Modern • Wi-Fi/Internet • Rural Location • Outstanding Landscapes • Outdoor Pursuit & Activities • Tourist Towns & Villages • Satellite TV • Heating • High Chair(s)

Interior & Grounds

Ground Floor
- Living room with dining area
- Fully-equipped kitchen with dining facilities
- Conservatory snug
- Utility room
- Cloakroom
- Bedroom with double bed
- Family shower room
- Bedroom with bunk beds

First Floor
- Master bedroom with super-king bed and en-suite bathroom
- Bedroom with twin beds

Exterior Grounds
- Fire pit
- Seating area
- Half an acre of gardens
- Parking for up to 4 cars

Additional Facilities
- Wi-Fi
- TV
- Open fire









Location & Local Information

The School House is located in a secluded position in the village of Beighton, fifteen minutes from Norwich and close to Great Yarmouth, Caister-on-Sea, the Norfolk Broads, Acle, Thrigby, Winterton, Horsey and Happisburgh. There is easy access to the three lakes of the Trinity Broads as well as the main waterways of the Norfolk Broads. The Trinity Broads are three lakes that are found in the north eastern region of the Norfolk Broads. These are land locked and not connected to the main Norfolk Broads waterways. The Trinity Broads are comprised of Ormesby Broad, Rollesby Broad and Filby Broad. Fishing is very popular, there are a number of boardwalks, a wonderful waterside restaurant and pub and a sailing club. Locals often refer to the area of the main Norfolk Broads as 'Broadland'. The beautiful Rivers Yare, Ant, Waveney, Chet and Bure meander their leisurely way through Norfolk and Suffolk connecting beautiful inland lakes, creating waterways and wetlands that make up The Norfolk Broads. Wildlife is abundant and conservation has been very successful in reintroducing species such as otters and herons that struggled for some time to survive. To the eastern side of the Norfolk Broads, the sandy beaches and stunning coastline caress the Broads at Horsey Mere with the salt water of the North Sea coming within a hare's breathe of the the fresh water. Grey and common seals thrive on the shoreline. Guests love watching them at Horsey Gap. Boat hire on the Broads is very popular and an absolute must when staying at The School House.

Acle is just minutes from the house, a flourishing market town with very attractive seventeenth and eighteenth century building and an ancient, nine hundred year old church. It hosts a small market every Thursday and has previously won the 'Eastern Daily Press' 'Village of the Year' competition. It enjoys great access to the Norfolk Broads and hosts an annual Acle Sailing Regatta which takes place west of the Acle Bridge on the River Bure.

Any visit to the Norfolk Broads really should include a visit to the bustling town of Wroxham, the hub of boating









activity and a tourist mecca. It offers unique shopping, attractions, cafes, restaurants and beautiful local walks. Ludham is a quaint, pretty village, close to Womack Staithe offering white washed cottages with thatched roofs and a lovely pub.

The historic village and beach of Happisburgh is definitely worth a visit for its beach and historic lighthouse. The lighthouse is the the oldest working lighthouse on the Norfolk Coast and the only independently operated lighthouse in the UK. The lighthouse, built in 1790, is open to the public on occasional Sundays and Bank Holidays during the summer plus private visits can be arranged. The village enjoys a secluded sandy beach and a constantly changing coastline.

Norwich enjoys exceptional gourmet dining experiences including the vegetarian Benedict's and Roger Hickmann's. It boasts many cosy pubs including The Fat Cat and St Andrew Brew House where delicious craft beers are made on the premises. Excellent fish and chips are served to the sounds of jazz at the Grosvenor Fish Bar. Norwich Cathedral stands in all its majesty with the ancient beauty of stained glass windows, a booming organ and hushed cloisters. You can enjoy free guided tours and learn how the cathedral survived riot, war, plague and fire. There are peregrines that nest in the cathedral's spire. The observation point is manned by expert volunteers from the Hawk and Owl Trust so that you can get a good view of them. The cathedral plays host to many reverent and impressive concerts and recitals throughout the year. Norwich also boasts dozens of churches from its medieval heyday, some of which have been repurposed into cultural and exhibition spaces such as the Norwich Arts Centre. The Forum is a huge glass edifice and the home of BBC Norwich as well as being a thriving library and boasting restaurants and a bustling cafe. Norwich open-air market delights shopper with traditional fruit and veg stalls alongside gourmet tea and coffee vendors, artisanal bakers and others.

Local Amenities

Nearest Town/City	**Norwich (19.6km)**
Nearest Village	**Beighton (500m)**
Nearest Supermarket	**Co-Op Food, Acle (3km)**
Nearest Restaurant	**The Cock Tavern, Cantley (2.9km)**
Nearest Beach	**Great Yarmouth (18.9km)**

What we love

- The School House is a beautifully renovated old school house. The architectural and interior design are super cool with lots of black featured as well as double height aspect and minimalist bedrooms
- The half acre garden is delightful. There is a firepit and alfresco dining and the property is surrounded by wonderful countryside
- The location is excellent with a long list of entertainment options. You can take a boat trip on the Broads, visit the Norfolk and Suffolk coasts, take a trip to the vibrant city of Norwich, visit lots of animal farms or enjoy traditional seaside entertainment

What you should know...

- This fabulous property enjoys gorgeous living space and four bedrooms, one of which is a bunk room, ideal for children
- The upstairs bathroom is ensuite to the master and downstairs there is a wet room with a shower
- The property is ideally situated to enjoy the Norfolk Broads

Terms & Conditions

- **Security deposit:** £500 charged to the client's credit card as a pre-authorisation at least 2 weeks prior to arrival and refunded two weeks after departure, subject to a full inspection

- **Arrival time:** 4:00 pm

- **Departure time:** 10:00 am

- **Energy costs included?:** Yes.

- **Linen & towels included?:** Yes.

- **Pets welcome?:** Maximum two dogs welcome on request only and with prior agreement with the owner.

- **Changeover day:** Flexible.

- **End of stay cleaning:** Standard changeover clean included in the price. Guests are required to leave the accommodation clean, tidy and in the same condition as on their arrival. Any extra cleaning, laundry, maintenance and/or rubbish disposal required will be charged against the security deposit.

- **Smoking Allowed?:** No smoking.

- **Minimum stay:** Please note that there is a 3-night minimum stay, this may be increased across peak dates.

- **Internet access?:** Yes, Wi-Fi is included in the rental price.