



**TOWN AND
COUNTRY**
ESTATE AGENTS

Unthanks Pightle, Church Road, Thurne, Great Yarmouth
Guide Price £700,000

Church Road, Thurne | Freehold **SSTC**

Guide Price: £700,000 - £750,000

The school itself, erected in 1848 and enlarged in 1875 and 1914, boasts a fresh and modern aesthetic throughout with very spacious and versatile living accommodation and an array of natural light throughout. With accommodation comprising of; an Entrance Hall, Kitchen/Garden Room, Play Room, Lounge/Dining Room, Office, Utility Room, Shower Room and Cloakroom to the Ground Floor, with the First Floor offering four very spacious Bedrooms, with the Mater boasting a spacious En-suite, as well as a Family Bathroom. Not forgetting the integrated triple garage.

Thurne is an unspoilt, idyllic Broadland village lying adjacent to the River Thurne at the heart of the Norfolk Broads. The village lies at the end of Thurne Dyke, a popular mooring location, not least because of Thurne Mill, one of Norfolk's most famous and photographed Mill's, with the Public House the Lion Inn sitting prominently within the centre of the village boasting a fantastic menu, outdoor space and a wide variety of local beverages. Thurne also offers a near endless supply of public walks, with water activities particularly popular and cycling opportunities, with picturesque walkways along the spanning broads and open fields. For your everyday amenities, you will find the villages of Martham (4.7miles) and Acle (5.6miles) just a short drive away, with both boasting many necessities such as Doctors Surgeries, Dentists, Grocery Shops, Takeaways, Public Houses, Schooling from Pre-School through to High School and much more.

Further afield you will find the Cathedral City of Norwich to the east (approximately 15 miles), of which offers everything you could possibly want with an abundance of shopping facilities, eateries, public houses and bars, educational facilities, music venues, and much more. Not to mention, Norwich is easily accessible from the village of Acle with public transport offering trains and buses very frequently and directly to the city.

For a more scenic day out, the property is located within a short driving distance of some of Norfolk's best coastline. With Winterton, Horsey, and Sea Palling all being within a 15 – 25 minute drive away, and if you time your visit right, you are even able to view the local Seals during their time on shore.

Upon entering the property, you are met with a fantastic-sized Entrance Hall boasting brick flooring and a magnificent Log Burner with a detailed front hearth and tasteful fire surround. From this room, you then have access to the Play Room, Kitchen/Garden Room, Cloakroom, a beautiful staircase to the 'main house', and another staircase to the master bedroom situated over the triple garage.

The Play Room offers a very good-sized space with beautiful wood flooring throughout, which is heavily complimented by the natural light from the dual aspect of this room showcasing the different tones running through the grain of the wood. This room could be utilised in several different ways, from a Play Room as it currently is, to a snug area or even an additional home office.

Leading into the main Lounge/Dining Room, you are immediately met with its sheer size. Boasting a fantastic 33ft in length, this room was previously used as the School Hall, prior to it becoming a private home in 1962, and features four incredible sets of picture windows overlooking the side aspect of the property, again, allowing for an abundance of natural light to fill this incredible space. This room further features a large cast iron wood burner with a tastefully tiled front hearth and decorative fire surround and mantelpiece.

The Office to the rear of the Lounge is another great space and ideal for those working from home given its location at the rear of the home away from the hustle and bustle of day-to-day life.

The Kitchen/Garden Room offers a range of modern base units with an integrated, eye-level double oven, a central island with a five-ring gas hob and extractor fan over, a separate breakfast bar, and under-counter space for both a dishwasher and large wine cooler. You will also find the incredible original kitchen range known as a "Rumford Stove", which is a brick range, enclosing and separating a series of fires, above each of which a pot or pan fitted into an opening. The heat of each fire could then be regulated separately by varying the draught through its ash-pit door, with the smoke being extracted via flues leading through the brickwork to the main chimney. To the right of the stove, you will also find a "Rumford Roaster", which transferred cooking from an open fire to an enclosed, metal-lined oven that was heated by the small square firebox directly below.

Although the height of technology in its time, its history now remains a fantastic feature in this home and a talking point for all those who visit.

Moving on from the historic features in this home, this room also offers a very generous space at over 35ft in length! Meaning you could very comfortably fit a large dining set and further lounge furniture, with four sets of French doors leading to the rear garden making this the perfect place to entertain friends or simply relax after a busy day and watch one of the many glowing sunsets upon an evening.

From the Kitchen, you will also find a spacious Utility Room with a range of modern base units as well as a sink with mixer tap over and space and plumbing for both a washing machine and tumble drier. Not to mention this room offers access from the rear garden as well as access directly into the downstairs wet room, which alongside the clever use of tiled flooring, makes for the ideal place for any muddy boots and paws after a day exploring the spanning countryside. The wet Room of which comprises of a shower, low-level W/C, hand wash basin, and heated towel rail.

Leading to the First Floor landing via the main staircase, you have access to three of the bedrooms, all of which are very good sizes and would easily fit double beds. Not forgetting the breath-taking and uninterrupted countryside views from all bedrooms within the home.

The Family Bathroom in this home is another large space, boasting tasteful decoration and a four-piece suite comprising of a corner shower, bathtub, low-level W/C, hand wash basin, and heated towel rail.

The second landing, accessed via Bedroom 3 or the second staircase, offers access into the main bedroom, and what a bedroom it is! Situated over the triple garage, this room offers a truly incredible space. At over 18ft in length and 16ft in width, this bedroom offers all of the space you could desire. With windows to both the front and rear aspect, the first thing you notice, apart from its size, is the sheer amount of natural light and idyllic views that this room enjoys. This room further benefits from large built-in wardrobes and plenty of space for additional furniture.

The en-suite in this Bedroom offers an open-plan layout, with an opening from the bedroom and a bit more to offer than your usual en-suite; with the individuality of this en-suite not only being its size but the clever use of space in conjunction with the location of this home as it is has been sympathetically designed to incorporate the views of the countryside, of which can be enjoyed by the centrally located Jacuzzi and the French Doors leading to the balcony. This suite also boasts a large walk-in shower, low-level W/C, his and hers hand wash basins, and a heated towel rail.

Externally, this home is situated on a fantastic, triangular plot, hence the property name 'Pightle'. With a sweeping driveway leading up to the property and two detached garages, of which boast a spacious area to park with room for 4 cars or more. There is then an area laid to lawn to the front of the property with an array of mature trees, as well as access to the rear garden via both sides of the property. The rear garden offers a fantastic size and is not only fully enclosed with heading and fencing but is also completely private. This area is mainly laid to lawn, with further mature shrubs and trees and a large decked area to the rear of the property of which leads into the Kitchen and Utility Room and is perfect for entertaining guests or just taking in your surroundings.

This home also benefits from a triple, integrated garage with roller doors, offering space for vehicles or additional storage, with the first two garages being open plan and the third being partly separated and currently used as a home gym.

A reservation fee may be payable on this property, please speak to the Agent for further information.

Tenure: Freehold



Whilst every effort is made to ensure the accuracy of these details, it should be noted that the measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors, windows and rooms are approximate and should be regarded as such by any prospective purchaser. Any internal photographs are intended as a guide only and it should not be assumed that any of the furniture/fixings are included in any sale. Where shown, details of lease, ground rent and service charge are provided by the vendor and their accuracy cannot be guaranteed, as the information may not have been verified and further checks should be made either through your solicitor/conveyance. Where appliances, including central heating, are mentioned, it cannot be assumed that they are in working order, as they have not been tested. Please also note that wiring, plumbing and drains have not been checked.

