



The Grange Thurgarton, Norfolk

STRUTT & PARKER

The Grange

Thurgarton, Norfolk, NR11 7PF

A delightful former Rectory in attractive rural location in North Norfolk

Aylsham 5 miles, Holt 7 miles, Norwich 16 miles

Entrance hall | Sitting room | Dining room
Study | Laundry room | Kitchen/breakfast room
Utility | Downstairs bathroom | Cellar

5 bedrooms | Family bathroom | Separate
shower room | Box room | Separate cloakroom

Range of outbuildings including garaging and
stables with outside stores

Attractive mature gardens and grounds

In all about 6 acres

The property

The Grange is a fine former Rectory of brick and flint construction under a tiled roof and believed to date from 1864. The house was occupied by the Clergy until November 1982 when it was purchased by the current vendors. The property offers spacious family sized accommodation requiring some further refurbishment in a delightful rural location at the end of a tree lined driveway. Typical of the Victorian era the accommodation has high ceilings and rooms with good dimensions

and natural light from large sash and bay windows, all with working shutters.

The main reception rooms comprise a sitting room and dining room with open fireplaces and bay windows with views over the gardens and grounds. The study has a multi fuel stove and a large kitchen/breakfast room includes a tirolta heavy duty solid fuel stove for domestic hot water and part radiator central heating. An adjoining utility requires decoration and there is the benefit of a cellar.

An impressive staircase leads from the entrance hall to the first floor bedroom accommodation with the principal rooms, one of which needs decoration, overlooking the gardens and grounds. There is a family bathroom together with separate shower room and separate cloakroom.

Outside

The traditional outbuildings are built of brick and flint under a tiled roof and include garaging and stabling with a range of adjoining stores. The buildings have potential for conversion subject to the necessary planning permissions if required. The house is approached from the west via a horse chestnut and lime avenue which leads to a fork in the driveway to the front of the house and separate driveway to the garaging and stabling. The formal gardens are bound to the North by an attractive brick and flint wall and are mainly laid to lawn with an orchard, flower and shrub borders. To the South of the main house is a paddock area which is ideal for the equestrian enthusiast. There is a small copse to the west of the front of the house providing privacy.



Location

The Grange is situated in one of the prettiest and most unspoilt areas of North Norfolk yet within easy reach of the Georgian market towns of Aylsham (5 miles) and Holt (7 miles) which provide excellent shopping, schooling and leisure facilities. The house is within walking distance (1/2 mile) of the quintessential English village of Aldborough, famous for its large village green where cricket and football are regularly played. The village provides local amenities which include a Doctor's surgery, village shop, post office, primary school and two public houses.

There are good schools in both private and state sectors including Aldborough primary, Aylsham High, Norwich school (at the Cathedral), Norwich High school for Girls, Greshams, Holt and Beeston Hall, West Runton.

The North Norfolk Coast, much of which is classified as being an Area of Outstanding Natural Beauty is approximately 5 miles to the North and offers numerous recreational pursuits including walking, watersports, bird sanctuaries and sandy beaches.

The City of Norwich is approximately 16 miles to the south with its comprehensive shopping, business and leisure facilities. The region is accessible by road and rail with the A11/M11 to London and main line rail connection from Norwich to London Liverpool Street taking approximately 100 minutes. Norwich Airport offers both domestic and international flights. Gunton (5 miles) has the closest railway station which is on the Sheringham to Norwich bittern line.

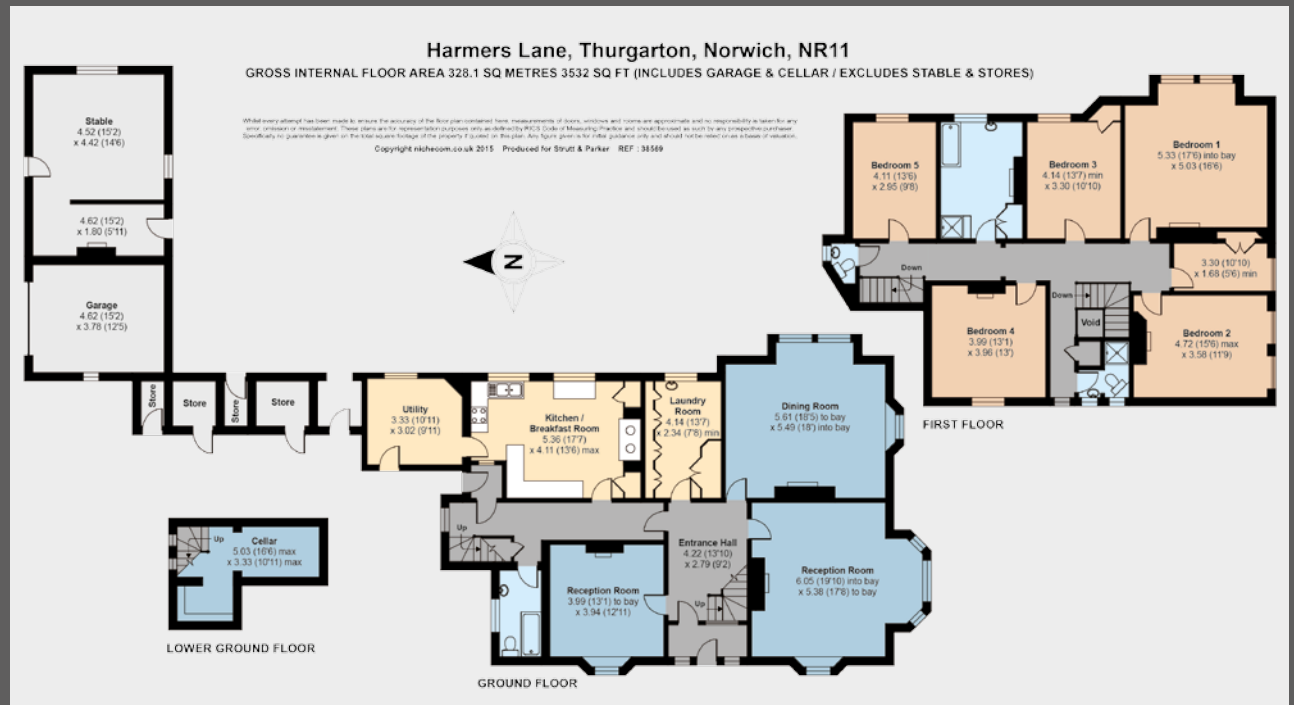
General

Services: Mains water, main electricity, mains drainage, solid fuel part radiator central heating

EPC rating: G

Local Authority: North Norfolk District Council
Tel: 01263 513811.





Directions

Leave Norwich heading north for about 15 miles on the A140 Cromer road. Pass turnings for Aylsham then take a left turning off the A140 signposted byway to Aldborough (about 1 mile from Alby crafts and garage). Follow this road for about 1.85 miles passing Thwaite Church and crossing a bridge, then turning right onto Thwaite Road which leads into Aldborough village. At the village green turn right passing the Red Lion public house on your right. Then turn right onto Chapel Road and follow this road to a T-junction with School Road. Turn left and then take the first right after 1/2 a mile into Harmers Lane. After 500 yards beyond the properties on the right hand side turn right into the main drive to The Grange.

Norwich

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