



Old School School Lane, Smallburgh

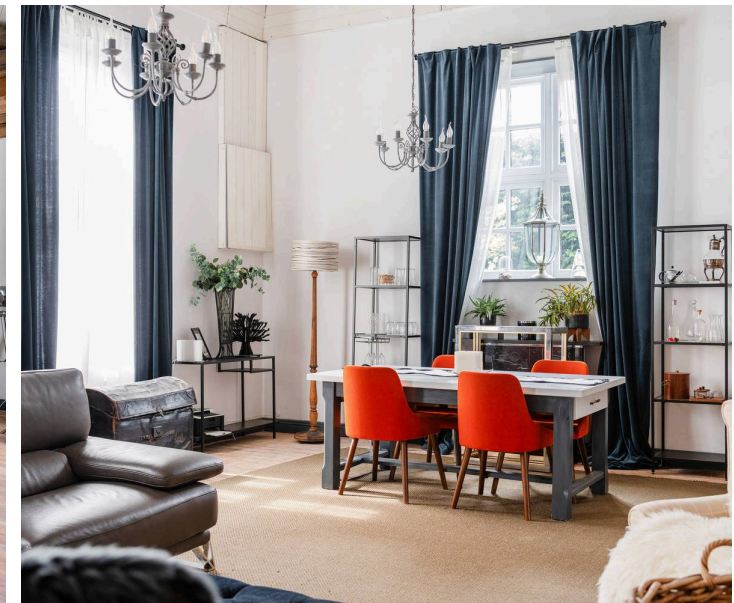
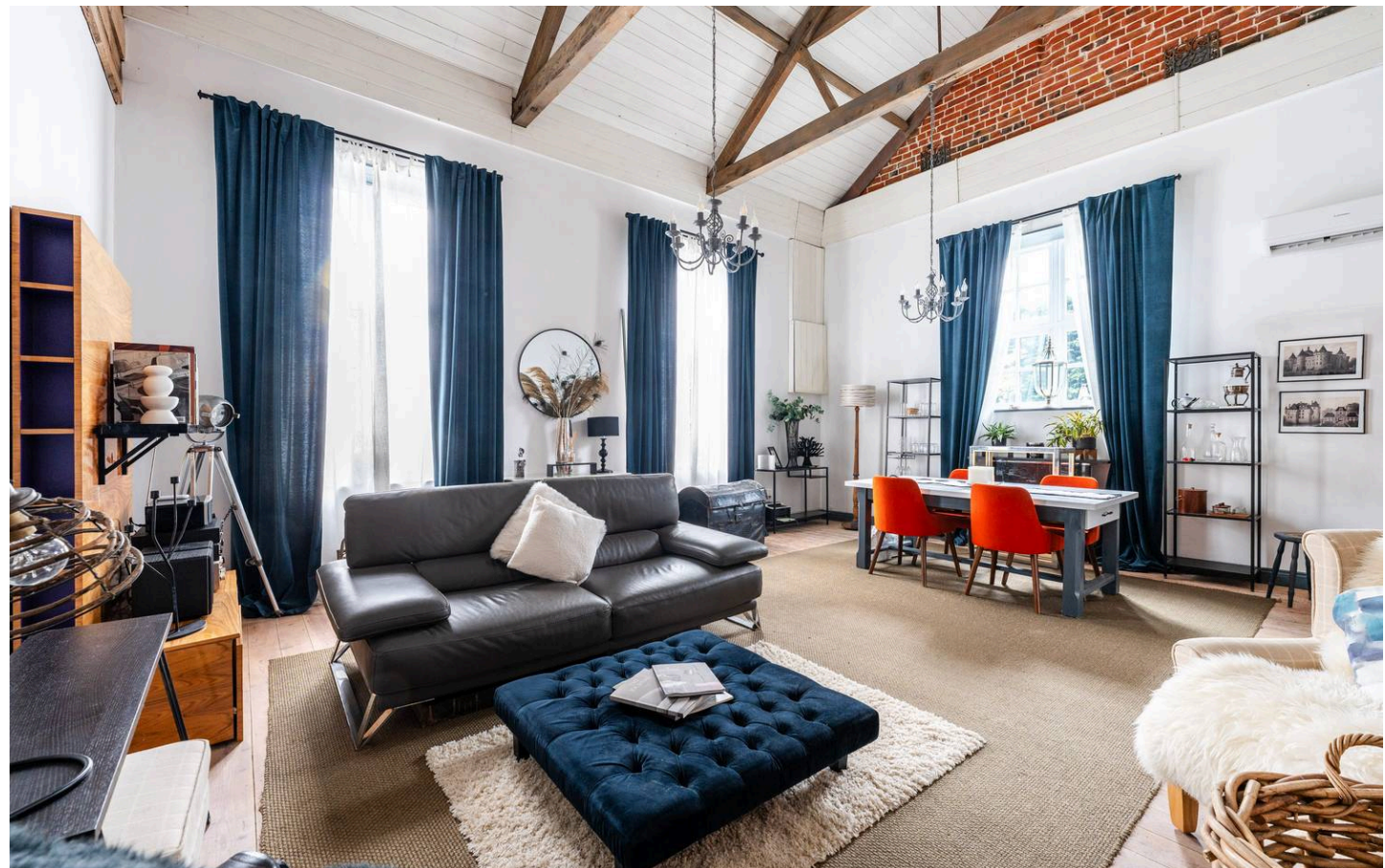
Norwich



Minors & Brady

This extraordinary home, once a village school founded in 1855, carries a quiet, enduring sense of purpose that still lingers in its walls. Beneath the soaring vaulted ceiling of the former school hall, the main reception room feels both grand and deeply calming, as though it remembers the voices that once filled it. Thoughtfully restored, the property balances its rich past with modern comfort, allowing history to live gently alongside everyday life. Original details remain throughout, from timeworn doors to faint traces of children's footsteps, offering subtle, moving connections to generations gone by. The kitchen and living spaces have been reimagined with care, creating a warm, welcoming heart that honours the building's humble beginnings. Upstairs and down, each room feels intimate yet full of story, with flexible spaces that invite rest, creativity, and reflection. Set within a peaceful, community-minded setting, this is more than a home, it is a place where memory, character, and belonging quietly endure.

- Built in 1855 during the reign of Queen Victoria, this former village school stands as a lasting symbol of community
- The original school hall, once lit by oil lamps and warmed by a coke fire, now forms a stunning vaulted reception room filled with light
- Carefully restored, the home retains beautiful original features, including internal doors marked by time and faint traces of the children who once learned here
- The accommodation offers three bedrooms across two floors, including a peaceful upper-level set beneath exposed timbers
- The kitchen has been thoughtfully redesigned, blending practicality with warmth while gently reflecting its historic origins
- A well-appointed bathroom adds a sense of comfort and understated luxury to the home
- A driveway and garage provide convenient parking and storage
- From just seven pupils in its early years to more than sixty by the 1920s, it became a central and cherished part of village life





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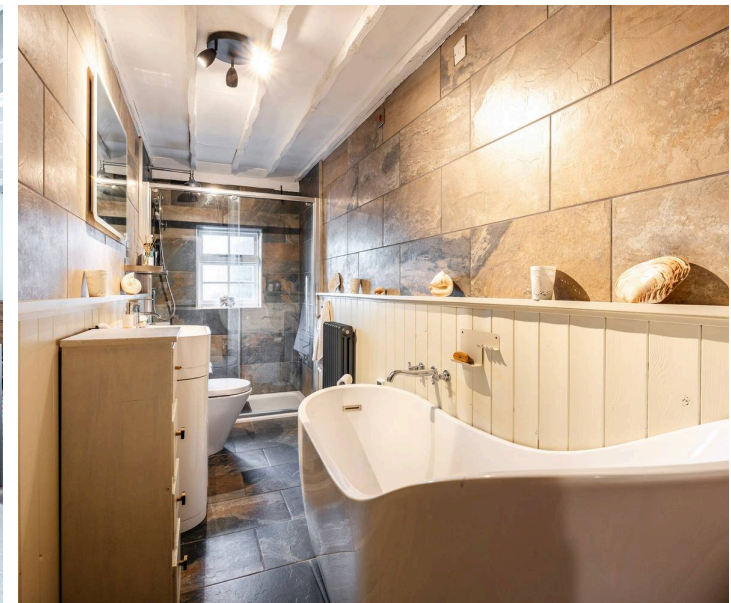
## The Location

Set in north Norfolk, Smallburgh is a straightforward, friendly village set within The Broads National Park. It's surrounded by open countryside and close to the waterways that make this part of the county so well known, but it isn't cut off or remote. Life here feels steady and unhurried, without being isolated.

The village sits less than seven miles from the Norfolk coast, so places like the beaches at Sea Palling and Waxham are an easy drive. It's also about fourteen miles north-east of Norwich, which means shopping, entertainment, healthcare and rail connections are all within reach. The nearby town of Stalham provides everyday essentials, including shops, schools and services, so most practical needs are covered close to home.

Within Smallburgh itself, there's a parish church and a primary school, along with a village hall that supports local events and activities. Like many Norfolk villages, it's a place where people tend to know one another and where community life ticks along quietly in the background.

Road connections are simple and practical, with country roads linking to the wider network across north Norfolk. Public transport options are more limited, as you'd expect in a rural setting, but nearby towns offer bus services into Norwich and surrounding areas.



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## School Lane, Smallburgh

There are homes that offer space, and then there are homes that carry a legacy, places where the past lingers quietly in the walls, adding depth and meaning to everyday life. This remarkable former village school, dating back to 1855 during the reign of Queen Victoria, is one such place. Originally built on land gifted by the church under the guidance of Reverend William Arthur Ormsby, it was created to improve the lives of local children and that sense of purpose still seems to echo throughout the building today.

Lovingly restored by its current owner, the home has been carefully reimagined while preserving the details that make it so special. Step inside, and the principal reception room immediately captivates. Soaring beneath a dramatic vaulted ceiling, this breathtaking space was once the main school hall, filled then with the chatter of children, now with light and a sense of calm.

It's easy to imagine its evolution, from a single open teaching space with no electricity, lit only by oil lamps and warmed by a coke fire, to the stunning, sociable heart of the home it is today.

The kitchen continues this blend of history and comfort, thoughtfully designed with character in mind. In earlier days, a modest gallery kitchen served the school; now, the space has been transformed into something both practical and inviting, perfect for modern living while still nodding to its origins.



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Throughout the home, original features have been carefully retained, even down to internal doors where, remarkably, faint boot marks from children long ago can still be seen, preserved as a quiet tribute to the building's past life.

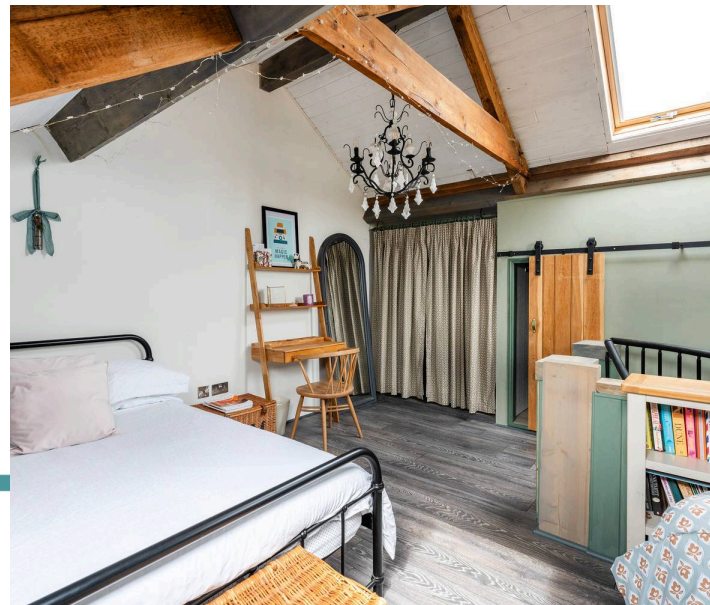
The ground floor offers a flexibility that suits a variety of lifestyles, with two additional rooms that can serve as bedrooms, workspace, or creative retreats. These are complemented by a beautifully appointed bathroom, bringing a sense of understated luxury to the home.

Upstairs, a further bedroom sits nestled amongst exposed timbers, creating a peaceful, almost storybook-like retreat beneath the eaves.

The history here is not just architectural, but deeply human. At its peak, the school welcomed dozens of children, from just seven pupils in its early years to over sixty by the 1920s. It continued serving the community well into the mid-20th century, with its final teacher remembered fondly by locals.

Even today, traces of those lives remain, not least in small carvings left by former pupils in the brickwork outside, their names etched into time.

Outside, the property unfolds into a generous wraparound plot, with a large driveway, garage, and a series of peaceful corners to enjoy throughout the day. The surrounding lane retains a strong sense of community, where neighbours still share produce and conversation, echoing the togetherness that the school itself once fostered.



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This is a home that has been lived in, cared for, and deeply loved, not just in recent years, but for generations. It offers something increasingly rare: not just a place to live, but a place with soul, where history, character, and modern comfort come together in the most extraordinary way.

## Agents Note

This property will be sold freehold.

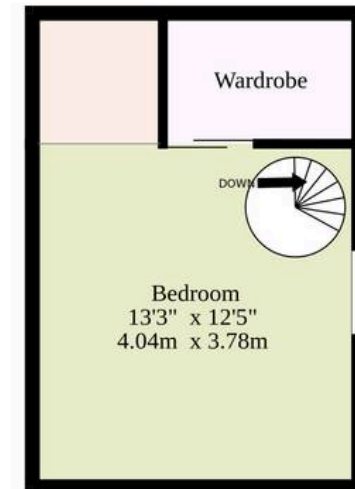
Connected to mains water and electricity. Private drainage is provided via a cesspit. Heating is electric, complemented by a Jotul wood-burning stove in the sitting room.



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Ground Floor  
1242 sq.ft. (115.4 sq.m.) approx.

1st Floor  
217 sq.ft. (20.2 sq.m.) approx.



**TOTAL FLOOR AREA : 1459 sq.ft. (135.5 sq.m.) approx.**

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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