





# Church Hill House

**Guide Price: £500,000-£550,000**

Looking for a project? Look no further!! A deceptively spacious four-bedroom character property situated within the heart of the ever-popular market town of Reepham.

This property is ideal for those looking for a rewarding project and enjoys the features from a grade II listed property.

As you enter there is a spacious entrance hall that leads to an inner-hall, adjacent is a living room with feature fireplace. Next is a spacious dining room, also with a feature fireplace and provides access to a beamed ceiling fitted kitchen with a range of units at base and eye level.

To the back, is a further lobby that provides access to a cloakroom/WC and utility room. Upstairs, are the four bedrooms comprising of three doubles and a generous single, these rooms are serviced by a bathroom suite.

Outside, to the front, is a shingled area that leads to the front door. To the rear, is a tiered landscaped garden that enjoys a conservatory come potting shed. Next there is outdoor access to an office, workshop, storerooms and two/three garages. With the correct permissions, has annexe potential.

A further garden area can be found at the back of the plot with laid to lawn grass and double gates.

NB; Church Hill House is not registered with the Land Registry, so first registration will be required.

NB: We have sought legal advice and not determined if there is legal vehicular right of way to the rear of the property.





## Services

Mains water, drainage, and electricity are connected.  
Storage heaters.

## Situation

Reepham is a popular and historic Broadland market town located approximately 13 miles from Norwich city centre. The town hosts numerous local businesses and independent local shops, as well as two popular public houses / hotel in the Market Place. There is a renowned secondary school and sixth form college together with many other useful amenities. The beautiful North Norfolk coast and various beaches are within easy driving distance from Reepham.

## Directions

To find the property leave Reepham Market Place in the direction of Booton and onto Church Hill. The property can be found on the left hand side clearly identified by Parsons and Company 'For Sale' Board.

**For further information and to arrange your viewing, please contact our friendly and professional staff.**

This property is being marketed by our Reepham office and the property reference is AR0232.

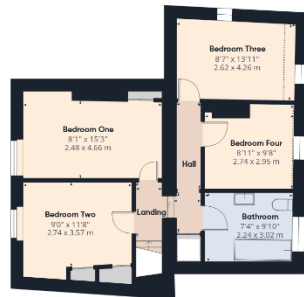
The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. Also if there is anything in particular that you require clarification on - call the office before viewing. For further information see Consumer Protection from Unfair Trading Regulations 2008.







Ground Floor Building 1



Floor 1 Building 1

PARSONS  
— COMPANY —

Approximate total area<sup>(1)</sup>

2335 ft<sup>2</sup>

217 m<sup>2</sup>

Reduced headroom

17 ft<sup>2</sup>

1.6 m<sup>2</sup>

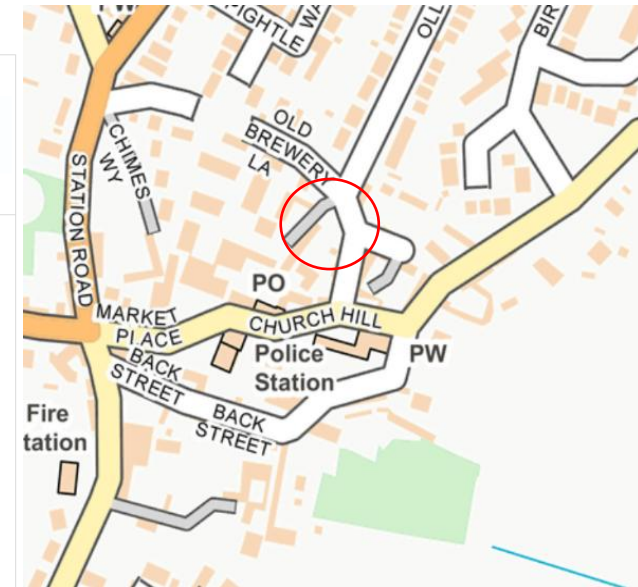
(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



## Dereham Office

37 Quebec Street, Dereham, NR19 2DJ

01362 696895

post@parsonsandcompany.co.uk

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## Reepham Office

Market Place, Reepham, NR10 4JJ

01603 870473

info@parsonsandcompany.co.uk