



# THE OLD SCHOOL

STODY ROAD, BRINTON, NORFOLK, NR24 2QH

EPC: E

JACKSON-STOPS





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## THE OLD SCHOOL

### STODY ROAD, BRINTON, NORFOLK, NR24 2QH

TOTAL APPROX. INTERNAL FLOOR AREA 2201 SQ FT.

SET IN A PEACEFUL LOCATION IN THE VILLAGE, THE OLD SCHOOL ENJOYS FAR-REACHING VIEWS OVER OPEN COUNTRYSIDE. THIS SPACIOUS FOUR-BEDROOM SEMI-DETACHED HOME OFFERS WELL-PROPORTIONED ACCOMMODATION THROUGHOUT, COMPLEMENTED BY A DOUBLE GARAGE, OFF-ROAD PARKING AND PRETTY, ESTABLISHED GARDENS. IDEALLY PLACED JUST A SHORT DRIVE FROM HOLT AND THE WIDER DELIGHTS OF THE NORTH NORFOLK COAST.



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## GROUND FLOOR

- Entrance Hall
- Boot room/utility and boiler room
- Kitchen/breakfast room
- Dining Room
- Living room
- Office or downstairs bedroom
- Wet room

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## FIRST FLOOR

- Main bedroom with ensuite bathroom
- 2 Further large double rooms
- 1 Large single room
- Family bathroom

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## OUTSIDE

- Off road parking
- Double garage with electric doors
- Small outbuilding
- Gardens

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## ADDITIONAL FEATURES

### Utilities

- Water supply: mains
- Electricity: mains
- Oil: private supply
- LPG: no
- Heating: Boiler
- Drainage: private (septic tank)
- Broadband connection: FTTC
- Parking: Off road & garage
- EV charge point: no

## Rights and Restrictions

- Private rights of way: Yes
- Public rights of way: No
- Listed Property: No
- Restrictions: Yes
- Easements: Yes
- Conservation area: Yes

## Risks

- Flooded in last 5 years: No

## TENURE & LAND REGISTRY

Freehold

## LOCAL AUTHORITY

North Norfolk  
Council Tax band F

## EPC RATING

E

## DESCRIPTION

The Old School is a spacious and versatile four/five-bedroom home in the sought-after village of Brinton, a short walk from the village green and church, with far-reaching views over open countryside.

Originally the village school until its closure in 1984, the building was subsequently converted into two individual homes, with The Old School adjoining The School House, formerly the headmaster's residence.





The property offers well-proportioned family accommodation, pretty, established gardens, a detached garage and excellent off-road parking on the original school playground. Ideally positioned within easy reach of Holt and the wider attractions of the North Norfolk coast.

The entrance door opens into a hall/utility room with a window overlooking the walled garden. It is fitted with shaker-style cream units, wooden worktops and flooring and a Belfast sink. There is space for a washing machine. Beyond this is a storage room with oil fired boiler and airing cupboard.

The kitchen/breakfast room is a bright, dual-aspect room with North/South-facing windows, fitted cupboards and granite worksurfaces, with space for a full-sized dishwasher, large fridge freezer and oven/hob. Beyond the kitchen, the dining room is a large, light-filled space with high ceilings — ideal for entertaining.

A separate sitting room enjoys plenty of natural light, with a log burner set within a wooden fire surround, parquet flooring, and French doors opening onto the courtyard garden.

At the far end of the large hallway is an office/bedroom alongside a newly fitted wet room with a large walk-in shower suitable for multigenerational use.

Wooden stairs rise to the first floor, where four well-proportioned bedrooms are found. The principal bedroom is a large double with East/West-facing windows and lovely views, along with an elegant en suite featuring a freestanding bath with shower attachment, white sanitaryware and tongue-and-groove panelling. The second bedroom is also a large double, with dual-aspect windows and fitted wardrobes. Bedroom three is a long double room, while bedroom four is currently arranged as a twin. A large family bathroom completes the first floor.

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## OUTSIDE

A gateway through a brick and flint wall leads to the original playground which is a large off road parking area. Beyond this is a detached double garage with cedar electric doors.

An arched gateway leads to a secluded walled courtyard- ideal for outdoor entertaining. A brick outbuilding houses the oil tank and provides extra storage.





To the east of the school is a parterre garden with box hedges and roses and an area of lawn for relaxing in the shade.

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## SITUATION

Brinton is a small and unspoilt North Norfolk village, located in the picturesque Glaven Valley surrounded by beautiful countryside, with quiet lanes and some great walks.

At its heart stands the parish church of St Andrew, parts of which date back to the 17th century. Despite its rural tranquillity, Brinton is beautifully placed for exploring the wider area: the sought-after market town of Holt lies just 4 miles away, with the North Norfolk coast around five miles beyond that. Holt itself is well known for its independent shops, galleries and excellent restaurants, while the coast offers some of England's finest stretches of unspoilt beach, salt marsh and nature reserve, from Blakeney and Cley to Sheringham and beyond, making Brinton an ideal base for those seeking the very best of North Norfolk life

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## DRIVING DISTANCES (approx.)

- Holt 4 Miles
  - Norwich 23 Miles (mainline station to London Liverpool St)
  - Blakeney 6 Miles
  - Sheringham 10 Miles
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## WHAT3WORDS

We highly recommend the use of the what3words website/app. This allows the user to locate an exact point on the ground (within a 3-metre square) by simply using three words.

[library.forget.committee](https://library.forget.committee)

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## IMPORTANT NOTICE

1. These particulars have been prepared in good faith as a general guide, they are not exhaustive and include information provided to us by other parties including the seller, not all of which will have been verified by us.





2. We have not carried out a detailed or structural survey; we have not tested any services, appliances or fittings. Measurements, floor plans, orientation and distances are given as approximate only and should not be relied on.

3. The photographs are not necessarily comprehensive or current, aspects may have changed since the photographs were taken. No assumption should be made that any contents are included in the sale.

4. We have not checked that the property has all necessary planning, building regulation approval, statutory or regulatory permissions or consents. Any reference to any alterations or use of any part of the property does not mean that necessary planning, building regulations, or other consent has been obtained.

5. Prospective purchasers should satisfy themselves by inspection, searches, enquiries, surveys, and professional advice about all relevant aspects of the property.

6. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact; we have no authority to make or give any representation or warranties in relation to the property. If these are required, you should include their terms in any contract between you and the seller.

7. Note to potential purchasers who intend to view the property; if there is any point of particular importance to you, we ask you to discuss this with us before you make arrangements to visit or request a viewing appointment.

8. Viewings are strictly by prior appointment through Jackson-Stops.

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## DATE DETAILS PRODUCED

August 2026

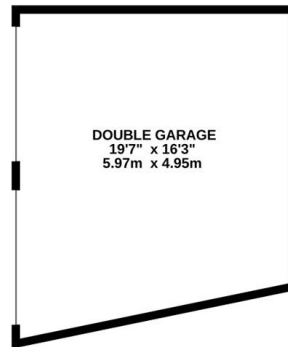
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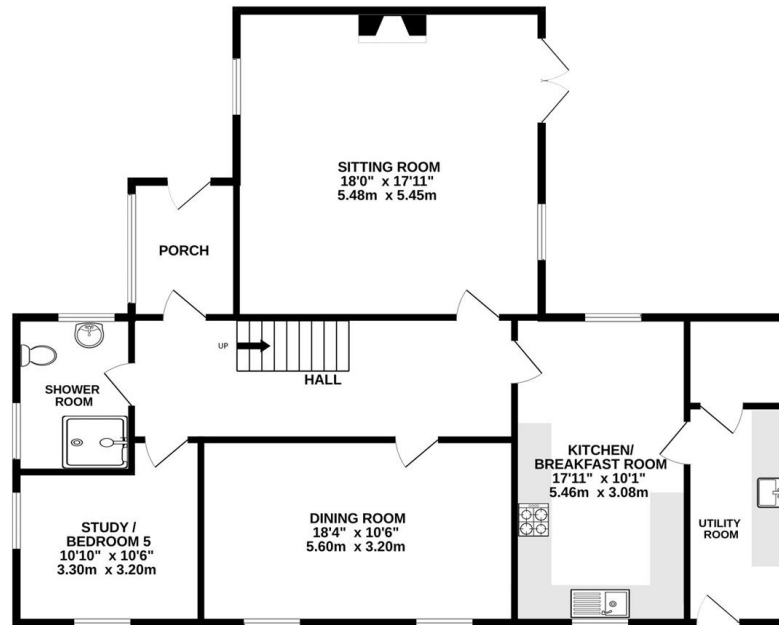


# The Old School, Stody Road, Brinton, NR24 2QH

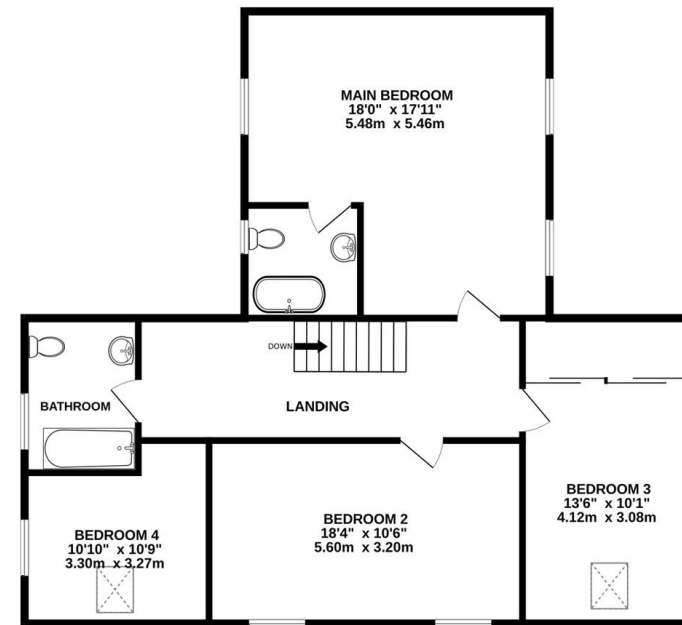
TOTAL APPROX. FLOOR AREA 2201 SQ.FT (204.5 SQ.M.) not including garage



GROUND FLOOR  
1174 sq.ft. (109.1 sq.m.) approx.

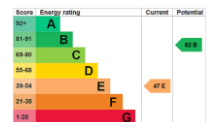


1ST FLOOR  
1026 sq.ft. (95.3 sq.m.) approx.



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plans 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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BURNHAM MARKET

01328 801 333

burnhammarket@jackson-stops.co.uk

jackson-stops.co.uk

JACKSON-STOPS

