



THE STORY OF

Goffes School House

Saham Toney, Norfolk

SOWERBYS



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Goffes School House

Saham Toney, Norfolk
IP25 7HP

Beautifully Converted Former Village
School House Dating Back to 1612

Thoughtfully Extended to Create
Spacious, Modern Living Areas

Elegant Period Features Including Tall Windows,
High Ceilings, and Original Detailing

Bright and Sociable Kitchen/Family Room

Cosy Sitting Room with Fireplace

Flexible Living Spaces Ideal for
Home Working or Hobbies

Generous Bedrooms with Lovely
Views Across the Garden

Private and Mature Gardens

Set in a Quiet, Desirable Part of Saham
Toney with Local Amenities Nearby

A Unique Blend of Heritage and Modern
Comfort - Ideal for Family Life

SOWERBYS WATTON OFFICE

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Nestled in the heart of the charming village of Saham Toney, Goffes School House is a distinguished former schoolhouse, thoughtfully converted into a spacious and characterful family home. Dating back over 400 years, it originally served as one of the region's earliest schools, founded in 1612 and marked by the date stone on the eastern gable. Substantially rebuilt in 1837 to accommodate the educational needs of the growing village, the property retains its rich history evident in its beautiful period features - soaring ceilings, tall windows, and elegant proportions that speak to its heritage.

From the moment you arrive, the property's blend of historical charm and contemporary comfort is striking. The extensions have been carefully considered, blending seamlessly with the original building to offer generous, light-filled living spaces perfect for both relaxation and entertaining. The heart of the home is the spacious kitchen and family room, overlooking private gardens. There's a cosy sitting room with a fireplace for winter evenings, and flexible spaces ideal for home working, hobbies, or family life.

Outside, the garden offers a peaceful retreat with mature planting, lawned areas, and space to unwind. Whether you're hosting friends, enjoying a quiet morning coffee, or letting children explore, there's something for everyone.

Tucked away in a tranquil spot yet within easy reach of local amenities, Goffes School House presents a rare opportunity to own a truly unique piece of Norfolk's architectural heritage, beautifully reimagined for 21st-century living.





Generous, light-filled
living spaces that
invite relaxation and
entertaining.





Whilst every attempt has been made to ensure the accuracy of the floor plan 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 or tenant. 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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Saham Toney

A TRUE SENSE
OF COMMUNITY...

A true sense of community is found at ‘The Old Bell’, a fantastic local pub within the beautiful Norfolk village of Saham Toney. Located in the heart of Breckland, Saham Toney is surrounded by countryside with many enjoyable areas to explore. The village also has a Church of England Primary school.

The Church of St. Georges is a handsome flint building, with beautiful stained-glass windows. The east window of the chancel portrays the Last Supper, this was a gift by the late Rev. W. H. Parker, who restored the whole building at considerable expense in 1864.

A well-used Sports and Social Club offers sports grounds for rugby and cricket matches throughout the year, there is a small bar for members and their guests.

Less than two miles away is the popular market town of Watton, well-served by primary, junior and secondary schools, a GP clinic, dental surgery and chemist, along with a supermarket, Post Office and sports centre.

Just outside the town, Loch Neaton is believed to be England’s only loch, a stunning location to enjoy a relaxing walk or a day spent fishing the waters.

Local legend has it that nearby Wayland Wood is the site of the children’s tale, Babes in the Wood, and the beauty of the area makes it an unmissable place to explore. Enjoy the cycle trails at nearby Thetford Forest or book a game at Richmond Park Golf Course, an 18-hole course with driving range set in 100 acres of parkland.



Note from the Vendor



“A rare opportunity to own Norfolk’s architectural heritage, reimagined for 21st-century living.”



SERVICES CONNECTED

Mains water, electricity and drainage. Heating via modern combi boiler.

COUNCIL TAX

Band E.

ENERGY EFFICIENCY RATING

D. Ref:- 8408-7925-5900-9731-0902

To retrieve the Energy Performance Certificate for this property please visit <https://find-energy-certificate.digital.communities.gov.uk/find-a-certificate/search-by-reference-number> and enter in the reference number above. Alternatively, the full certificate can be obtained through Sowerbys.

TENURE

Freehold.

LOCATION

What3words: ///chairing.springing.campsites

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SOWERBYS

We are proudly supporting these Norfolk charities by organising and participating in events throughout 2025, along with making a donation for every home we sell.



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