



The Waiting Room
56a Stracey Road | Buxton | Norfolk | NR10 5ET

 FINE & COUNTRY

ON TRACK



This former waiting room for the old village station is brimming with character. Today the line only runs small steam trains and you have the best seat in the house to watch them go by! The path that runs alongside the train line is now used mostly by walkers, cyclists and runners, so you can head straight out from your front door and go for miles. If you want character, countryside and a first-class view, but you also want to be part of a thriving village community, this is the place for you.



KEY FEATURES

- A Truly Delightful Victorian Former Waiting Room for the Old Buxton Station
- Three Bedrooms and a Family Bathroom
- One of the Bedrooms benefits from a Shower Cubicle
- The Principal Bedroom has Access to Eaves Storage and the Loft Space
- Kitchen, Utility Cupboard and Ground Floor WC
- Sitting Room and a Conservatory
- The Enclosed Garden also includes a Courtyard Area ideal for Entertaining
- Driveway provides off Road Parking
- The Accommodation extends to 1,685 sq.ft
- Energy Rating: E

This is gorgeous! A Victorian former waiting room, part of the old Buxton station, now a beautiful period home with oodles of personality. You won't find anything else like this - it's rare to find a property so full of charm.

Memories Of The Past

The owner first rented the house when moving into the area and was so happy here that she went on to buy it and put down roots. She loves the location, half way between Norwich and the coast, as well as the handsome frontage and Victorian character. The train line here runs between Aylsham and Wroxham (known as the Bure Valley Railway operating small steam trains) and would once have been busy with trains throughout the day, until the line was closed after Dr. Beeching's report in the 1960s. The Bure Valley Path which runs for 9 miles from Aylsham to Wroxham alongside the old train line is now used by walkers, cyclists and runners, so you can head straight out of your door and explore for miles. More recently this building was part of the village school and the owner has met people in the village who have been in her lounge when it was a music room and art space. Once she even had someone remember coming here early in the morning with his mother, as it was his mum's job to light the kiln that once stood in the corner. Where the two ground floor bedrooms are today was originally the lamp room for the station.





KEY FEATURES

Ready For The Future

The house is lovely and light and has a delightfully airy feeling. The sun starts in the conservatory and sets on the side of the overhang area, so you can enjoy light and shade throughout the day. The owner has decorated in period paint colours to enhance the character and give the house an authentic feel. The ceiling height is excellent and really adds to the sense of space in the main reception room - it's a really good size with lots of space for dining and seating. Double doors lead out to the conservatory, where you can read your book while you relax over a morning cuppa, or light the stove and cosy up on a cold night. The kitchen is off the living room, next to the dining area. There are two bedrooms and a bathroom on the ground floor. One of the bedrooms has doors to the outdoor area, as well as a separate shower. You also have a utility cupboard housing the washing machine, tumble dryer and freezer, a boiler cupboard and a cloakroom on the ground floor. Upstairs, there's a delightful principal bedroom in the eaves, which is bright and airy and has plenty of eaves storage and access to the loft area.

A Breath Of Fresh Air

The location here is a real plus, tucked away in a quiet position with no passing traffic, other than the odd steam train. The owner has had a new patio laid, encompassing both sunny and shady spots, and uses this even in winter, wrapped up to enjoy her morning cuppa, hearing the geese overhead in the morning, and owls in the evening. There are wonderful walks from here, with a great choice of options. The owner particularly enjoys exploring the riverside and watching for otters or kingfishers. This is a friendly village and has a shop with a Post Office, a primary school, a brilliant fish and chip shop - with a pub due to open soon. You're a few minutes' drive from the pretty market town of Aylsham and you can also walk or cycle along the railway path. It's also easy to get down to Norwich or up to the North Norfolk coast, so there's plenty to enjoy across the area.





























INFORMATION



On The Doorstep

Positioned along the banks of the River Bure, Buxton enjoys an idyllic community-focused setting with scenic countryside walks and direct access to the renowned Bure Valley Railway, a delightful narrow-gauge steam railway connecting Buxton with the popular destinations of Aylsham and Wroxham. This track is really popular with cyclists and runners, so safe with no traffic to endure. Buxton itself offers a range of everyday amenities including a local primary school, village hall, chippie, shop & post office. Nearby Coltishall provides an excellent selection of cafés, independent shops, GP surgery, takeaways, and well-regarded eateries.

How Far Is It To?

For more comprehensive amenities, the historic market town of Aylsham lies just a short drive away, offering supermarkets, independent retailers, medical facilities, and a choice of primary and secondary schooling. The regional centre of Norwich is approximately 25 minutes by car and provides an extensive range of shopping, dining, cultural, and leisure facilities, alongside excellent educational opportunities and a mainline rail service connecting directly to London Liverpool Street. For beach lovers visit Horsey Gap to see the grey seal colony, or Mundesley for beach walks and then onto Rocky Bottom cliff top café for seafood.

Directions

From Norwich take the A140 Cromer Road towards Aylsham. Turn right onto Waterloo Road.B1354 and continue to follow this road. Turn left onto Buxton Road and continue onto Norwich Road and Brook Street. Turn right onto Crown Road and then right onto Aylsham Road. Shortly after turn left onto Stracey Road and follow the road around to the railway line.

Services, District Council and Tenure

Oil Central Heating and a Wood Burner, Mains Water, Mains Drainage
Fibre Broadband Available - vendor uses Vodafone
Mobile Phone Reception - varies depending on network provider
Please see www.checker.ofcom.org.uk - for Broadband/Mobile availability
Broadland District Council - Council Tax Band C
Freehold

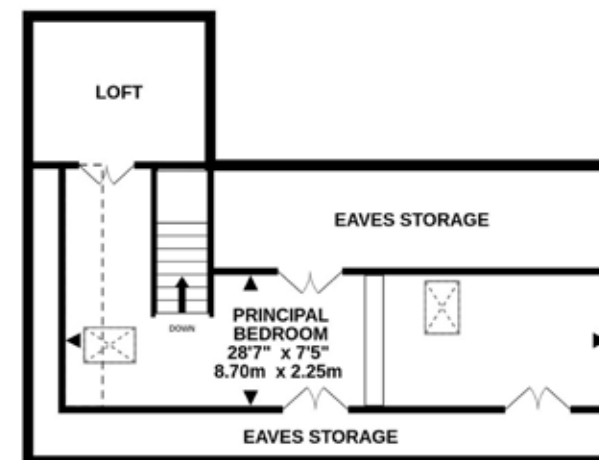
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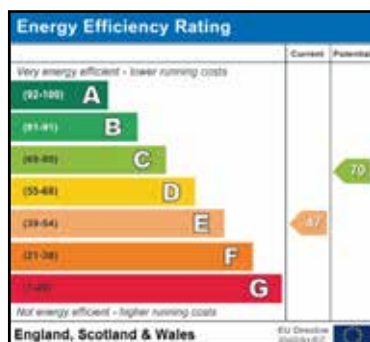
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GROUND FLOOR
1099 sq.ft. (102.1 sq.m.) approx.



1ST FLOOR
586 sq.ft. (54.5 sq.m.) approx.



TOTAL FLOOR AREA : 1685 sq.ft. (156.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, all measurements are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only. www.norfolkpropertyphotos.co.uk
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For a free valuation, contact the numbers listed on the brochure.





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Fine & Country Norwich
12-14 Queen Street, Norwich, Norfolk, NR2 4SQ
01603 221888 | norwich@fineandcountry.com

