



THE STORY OF

The Old Rectory

Framingham Earl, Norfolk

SOWERBYS

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The Old Rectory

Hall Road, Framingham Earl, Norfolk
NR14 7SB

Georgian Rectory

Popular Location

Four Reception Rooms

Kitchen and Breakfast Room

Modern Bath and Shower Rooms

Excellent Outbuildings

Impressive Views of the Church

Well-Landscaped Grounds

Sympathetically Updated

Approximately 1.5 Acres (STMS)

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“A home which sees the old and the new sympathetically mixed throughout to create outstanding country living.”

When you think of an old rectory, a church is never too far away. Therefore, it makes complete sense that this handsome Georgian home enjoys some rather spectacular views of St Andrew's, the Grade I Saxo-Norman church, to its rear.

These sights gift you with the impression of a quaint lifestyle, one of a relaxed feel and the very best of the living in the Norfolk countryside.

The approach to this home is via a long gravelled driveway which helps solidify this feeling, further enhancing it with its sheer sense of privacy. This entranceway also gives you gorgeous views of the property's grounds too.

As location goes, with its views to inspire, The Old Rectory is an impressive feat before you've even taken a step through the door.





As you enter, you find a home which has been sympathetically updated throughout. From its elegant reception rooms through to the wonderful sociable modern kitchen and breakfast room, the house provides a lovely and delicate blend of old and new. We're gifted with wooden beams, some internal exposed brickwork and inglenook fireplaces - the latter perfect for those winter's evenings.

Whilst the lounge and dining room retain arguably more of a characterful feel, the kitchen and breakfast room are striking and modern. The worktops complement the deep blue of the units and wonderfully contrast the rest of the ground floor. The room also has sublime views and access to the garden terrace, perfect for entertaining.

This level culminates with a snug, a separate study and an ever-handy utility room.





“Both the sitting room and the snug offer us a cosy space to relax in winter.”



Upstairs you have excellent sleeping accommodation with four bedrooms. All of these rooms have some type of storage, whether it's built-in wardrobes or a closet.

A contemporary theme runs across the two bathrooms giving a lovely boutique feel. These two bathrooms are shared by the four bedrooms.

The views for this home are incredibly noteworthy. Whether they're in an elevated position from the first floor, or on the ground - they are sumptuous.

It's easy to garner how important the setting and location are to this home and how they help enhance its quality both inside and out. The grounds measure 1.5 acres (stms) and are beautifully landscaped, providing a wonderful mix of established specimen trees, shrub borders, sweeping lawns, wildlife pond and an entertaining terrace.

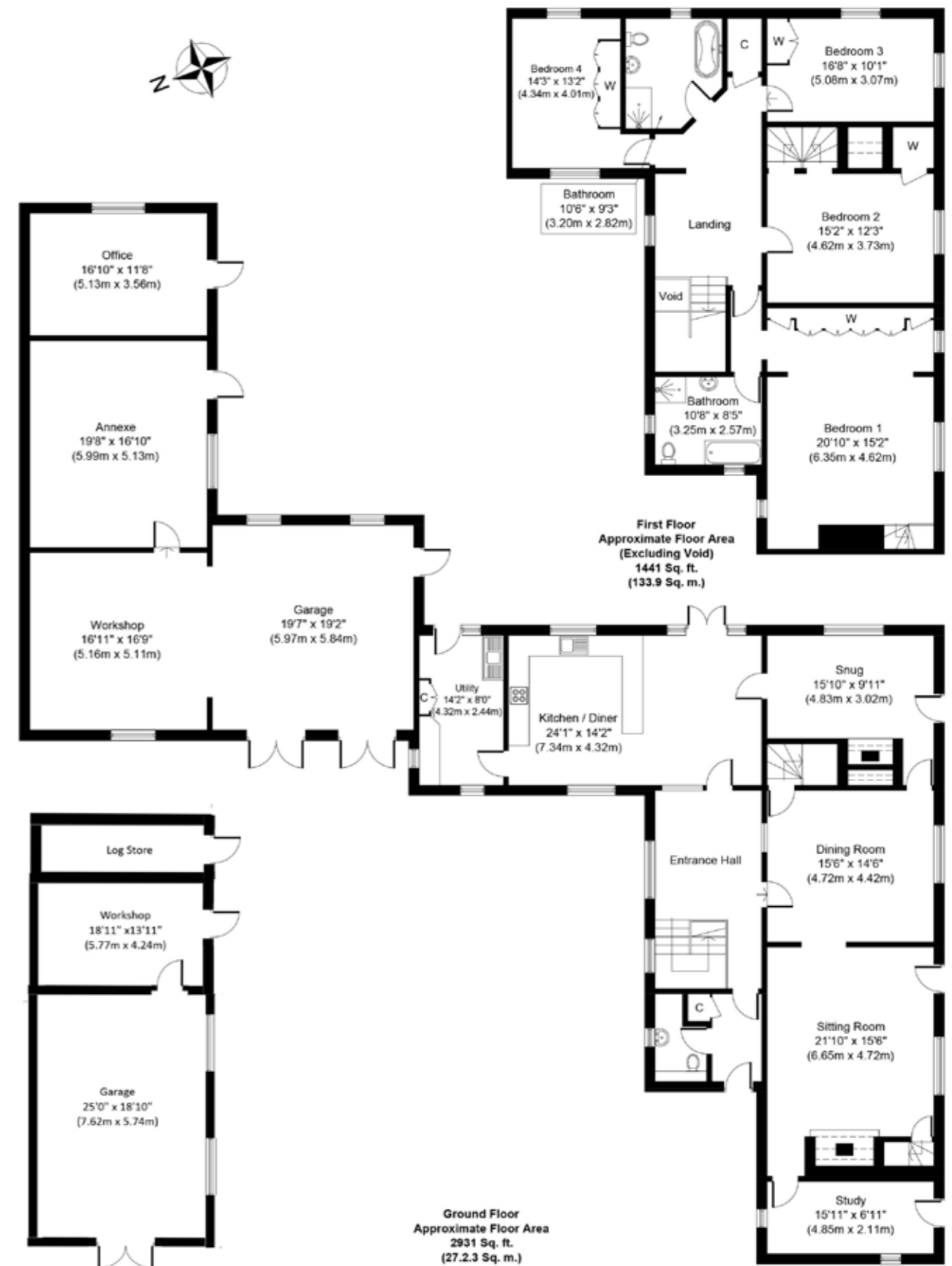
The outbuildings are a great asset and with a current garage, workshop, annexe and studio room/office - along with a timber-framed garage, further workshop and a wood store. However, there is huge potential to convert these for an alternative use, subject to planning.

The Old Rectory really does tick so many boxes for finding the perfect country home. Those outstanding views of the church really do encapsulate that great sense of quintessential English country living. Both inside and out, this property offers plenty of space and privacy; but with Norwich only four miles from the village, you can enjoy a quieter life in the knowledge that the draws of the city are only a short drive away.





“The gardens are a retreat all year round. Whether we have been inside or out, it’s so lovely watching the birds visiting.”



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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ALL THE REASONS

Framingham Earl

IN NORFOLK
IS THE PLACE TO CALL HOME



A small village located to the south of Norwich is Framingham Earl.

Its name mean village of Fram's people and the village was held by the Earl of Norfolk, thereby creating it's Earl suffix.

The village is home to two churches, the Methodist Church and St Andrew's Church. St Andrew's is a round-tower church, one of over 100 within Norfolk and renowned German writer W. G. Sebald is buried within the church's graveyard.

Within the village too is the Framlingham Earl High School. It shares the same site as the sports centre, opened in 2016. There are also a number of local business, an East Anglia's Children's Hospice shop along with a village shop too, for many amenities.

Norwich is just over four miles away from the village. This ancient city has been home to writers, radicals and fiercely independent spirits for over a thousand years, and today

continues in its legacy as an enclave of culture and creativity. It's perfectly preserved medieval streets are home to a thriving community of small businesses, a vibrant food scene and an established arts culture. It is also a gateway to a county that continues to inspire people with its unspoilt landscapes, open spaces and big skies.

Named as one of the best places to live in 2021, Norwich lies approximately 20 miles from the coast at the confluence of the River Yare and the River Wensum, the latter still bending its way through the heart of the city. In the 11th Century, Norwich was the second largest city in the country, and today is still the UK's most complete medieval city. Strolling through the historic cobbled streets of Elm Hill, whatever the season, the Tudor architecture retains its character and beauty. Laced with merchant's houses, thatching, individual homes, speciality shops and small cafes, you'll be led toward the 1,000-year-old Norwich Cathedral.

When the bright lights call, trains to Liverpool Street take just 90 minutes, and the city's airport flies to a number of UK destinations, as well as direct to Amsterdam.



Note from the Vendor



“We’ve loved being so close to Norwich.”

THE VENDOR



SERVICES CONNECTED

Mains water, electricity and gas. Drainage to a septic tank.
Gas central heating.

COUNCIL TAX

Band G.

ENERGY EFFICIENCY RATING

D. Ref:- 8504-5347-4122-0607-0803

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.

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