



THE STORY OF

The Old Rectory

Ashby St Mary, Norfolk

SOWERBYS



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The Old Rectory

Church Road, Ashby St Mary, Norfolk
NR14 7BJ

Stunning Country House

Beautifully Renovated and Extended

Impressive Kitchen/Breakfast/Family Room

Cosy Sitting Room and Library

Five En-Suite Bedrooms

Self-Contained Two Bedroom Coach House

Self-Contained Two Bedroom Apartment

Extensive Parking and Cart Lodges

Stunning Countryside Views

Set in Approximately Five Acres (STMS)

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“The house was originally built in 1858, but now has a contemporary feel inside....”

When it comes to owning a slice of Norfolk countryside, The Old Rectory offers it all. Beautifully and sympathetically updated, the property has doubled in size, having been extended to a high standard. It's clear that a great deal of time and consideration went into planning the renovations, ensuring the property became the home the owners dreamed of. Today, The Old Rectory is a show stopper; the amazingly versatile accommodation is adorned with luxurious interiors to create a finish befitting the property's stunning setting.

There's an immediate feeling of opulence as you enter via the impressive entrance door. The reception hall has a great sense

of space and natural light. For those looking for a sociable entertaining area, the kitchen/breakfast room delivers. Daylight streaming in through the roof lantern, stunning views of the parkland-style grounds and the bi-fold doors which lead out to the terrace, make this a space where you'll want to spend plenty of time. For the keen cook, the kitchen is well fitted with plenty of work space, an impressive island and breakfast bar to chat to friends and family.

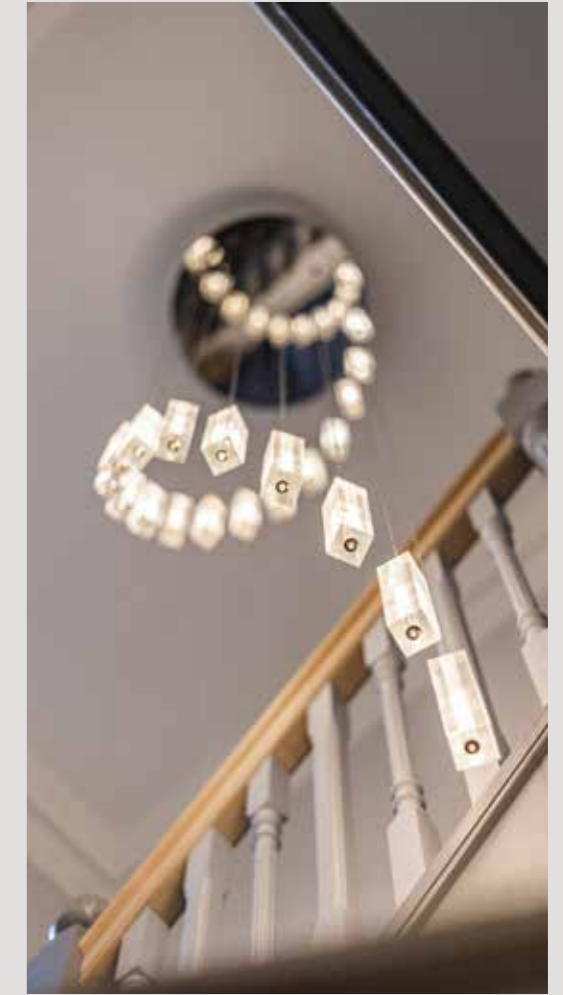
To escape, there is a cosy dual aspect sitting room with a wood burning stove, and a separate study/library. In addition there is a boot room, laundry room, pantry and cloakroom.





“The family room has the best view, over the undulating land to the valley and beyond.”

The luxury continues on the first floor. The principal bedroom suite enjoys wonderful views, there's a bespoke fitted dressing room, and the modern en-suite bath and shower room would be perfectly at home in a high-end hotel. In addition there are four further generous bedrooms, two with their own en-suite and the remaining two sharing a connecting shower room.



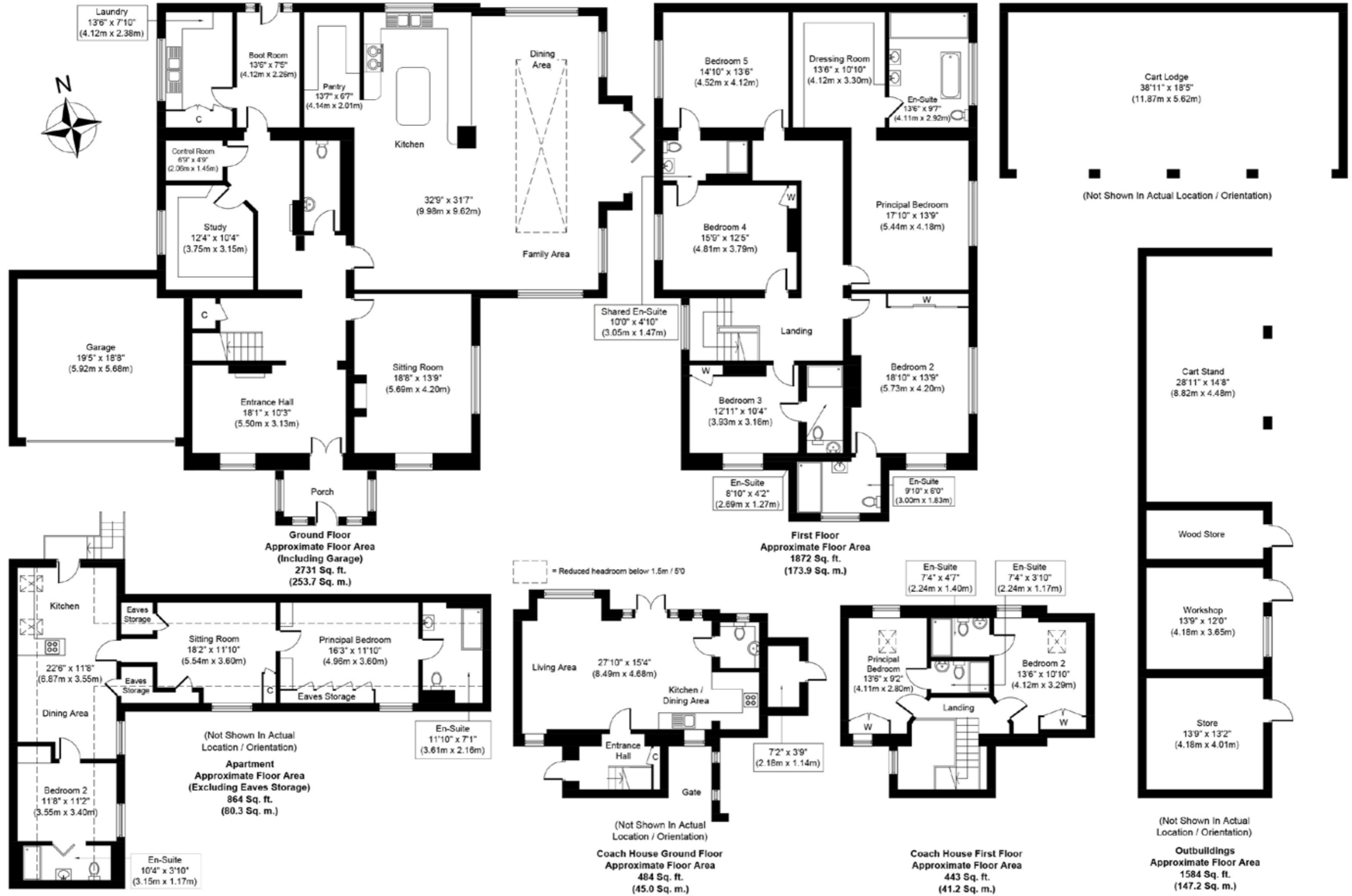


When it comes to ancillary accommodation, look no further. The beautifully converted coach house now works well as a successful holiday let, sleeping four in two en-suite bedrooms. The Coach House would work equally well as an annexe to facilitate multi-generational living, with a spacious open plan kitchen/sitting room and a lovely private garden.



Located above the cart lodge is also a self-contained two bedroom apartment, which has been converted and presented to the high standard as the main house. Perfect for letting out, or additional self-contained accommodation, there are two en-suite bedrooms, a sitting room and a well-fitted kitchen breakfast room.



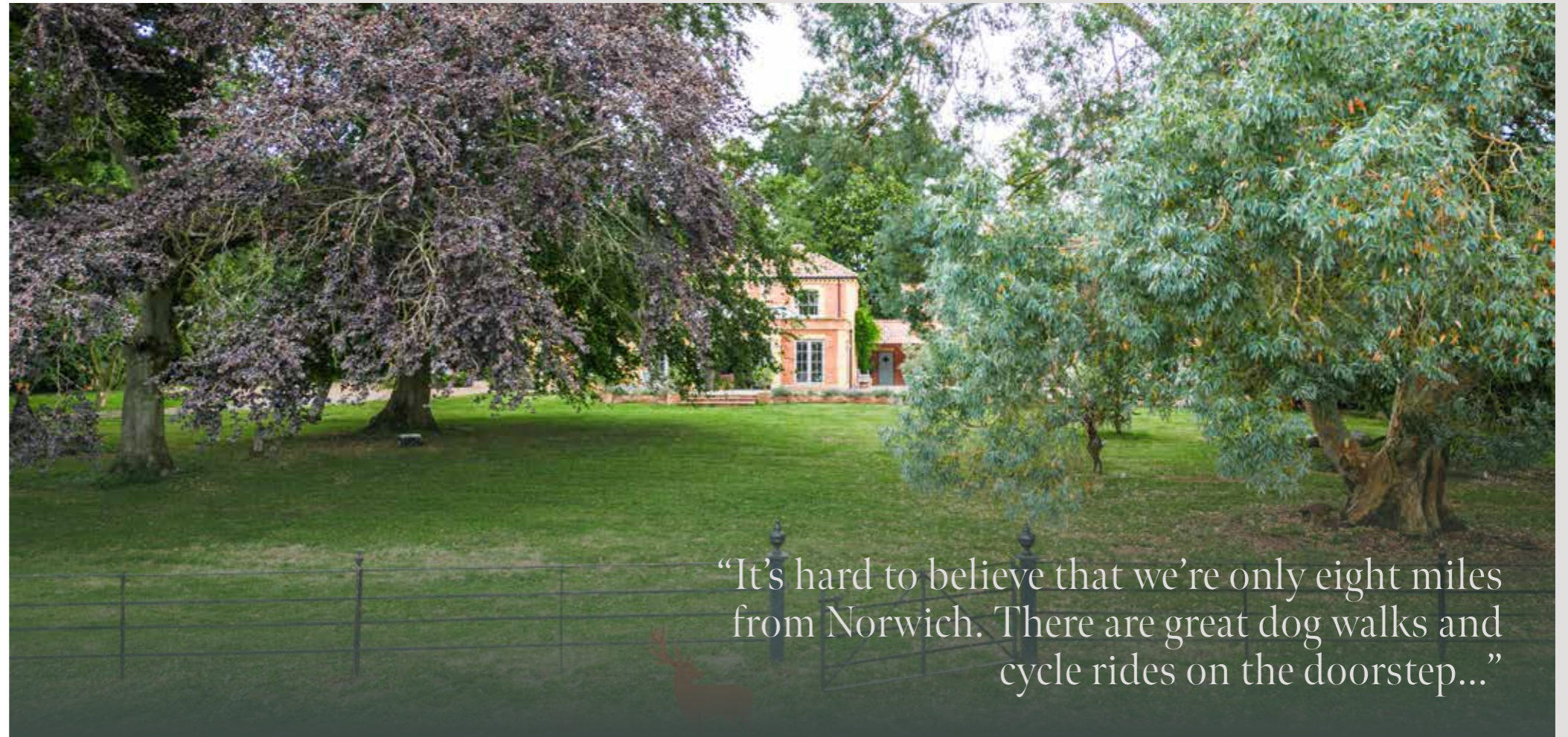


Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used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



Dotted with specimen trees, the parkland style grounds extend to approximately five acres (STMS). A wide range of undercover parking and storage is provided by the cart lodges, and native boundary hedging surrounds the grounds.

The extensive south westerly facing paved terrace is the perfect spot to entertain, whilst taking in the wonderful undulating countryside views. A covered seating area means you can enjoy the delightful setting whatever the weather. Parkland forms the majority of the grounds, providing a wonderful sense of countryside living.



“It’s hard to believe that we’re only eight miles from Norwich. There are great dog walks and cycle rides on the doorstep...”

ALL THE REASONS



Ashby St. Mary

IN NORFOLK
IS THE PLACE TO CALL HOME



Dating back to Saxon times, the village of Ashby St. Mary is around eight miles south east of Norwich, within easy reach of the Broads and the beautiful coastline. There's a village shop, post office and pub nearby in Rockland St Mary.

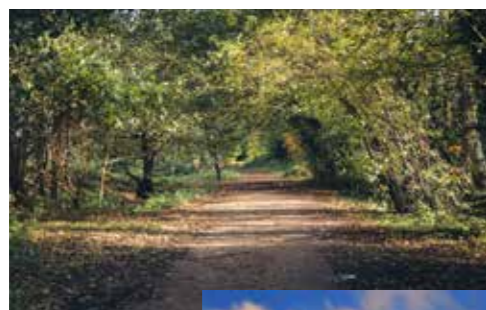
Norwich's perfectly preserved medieval streets are home to a thriving community of small businesses, a vibrant food scene and an established arts culture. It is also a gateway to a county that continues to inspire people with its unspoilt landscapes, open spaces and big skies. Strolling through the historic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

To the north of the city the University of East Anglia is a remarkable example of brutalist architecture, and the campus is also home to the Sainsbury centre, a permanent collection of modern and ethnographic art, gifted by the Sainsbury family.

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.

This is a city that reveals itself the longer you stay - a city to fall in love with - a city to be a part of.



Note from the Vendor



View from the terrace

“We love what we have created here, our small country estate.”

THE VENDOR



SERVICES CONNECTED

Mains electricity and water. Oil fired central heating with underfloor heating to the ground floor.

COUNCIL TAX

Band G.

ENERGY EFFICIENCY RATING

C. Ref:- 6202-0022-0620-0133-3206

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: ///birdcage.origin.argued

AGENT'S NOTE

During the renovation and extension, the property was underpinned. Planning consent has also been granted for the erection of an indoor swimming pool and leisure wing.

These particulars and measurements whilst believed to be accurate, are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give representation or warranty in respect of the property.

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