



THE STORY OF

Rectory House

Little Melton, Norfolk

SOWERBYS

A decorative letter 'S' logo in a serif font, colored in a light green shade.

THE STORY OF

Rectory House

Little Melton, Norfolk
NR9 3LH



Exemplary Period Home

Immaculate Accommodation Approaching 9000 Sq. Ft.

Two Acres (STMS) of Feature Packed Grounds

Wealth of Period Features

Six Bedrooms, Including Opulent Principal Suite

Superb Leisure Wing with Indoor Swimming Pool

Bespoke Handmade Kitchen

Outbuildings and Double Garage

Easy Reach of Norwich and Transport Links



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“...a wealth of period features, grand proportions and enviable spaces for entertaining...”

Standing proud amongst two acres of varied grounds, this noteworthy home boasts almost 9,000 Sq. Ft. of opulent accommodation showcasing a wealth of period features, grand proportions and enviable spaces for entertaining.

Numerous receptions provide the versatility required for a modern and fulfilling family life whilst fine bespoke

cabinetry complement the many original features found adorning the home including plaster coving and ornate ceiling roses.

Traditional formal receptions find balance alongside modern, open plan spaces creating a most unique home lending itself to unrivalled entertaining whilst not for a moment compromising on the period elegance and integrity.







No less than six bedrooms grace the first floor including the lavish principal suite complete with a luxury en-suite and opulent dressing room that simply has to be seen to be believed.



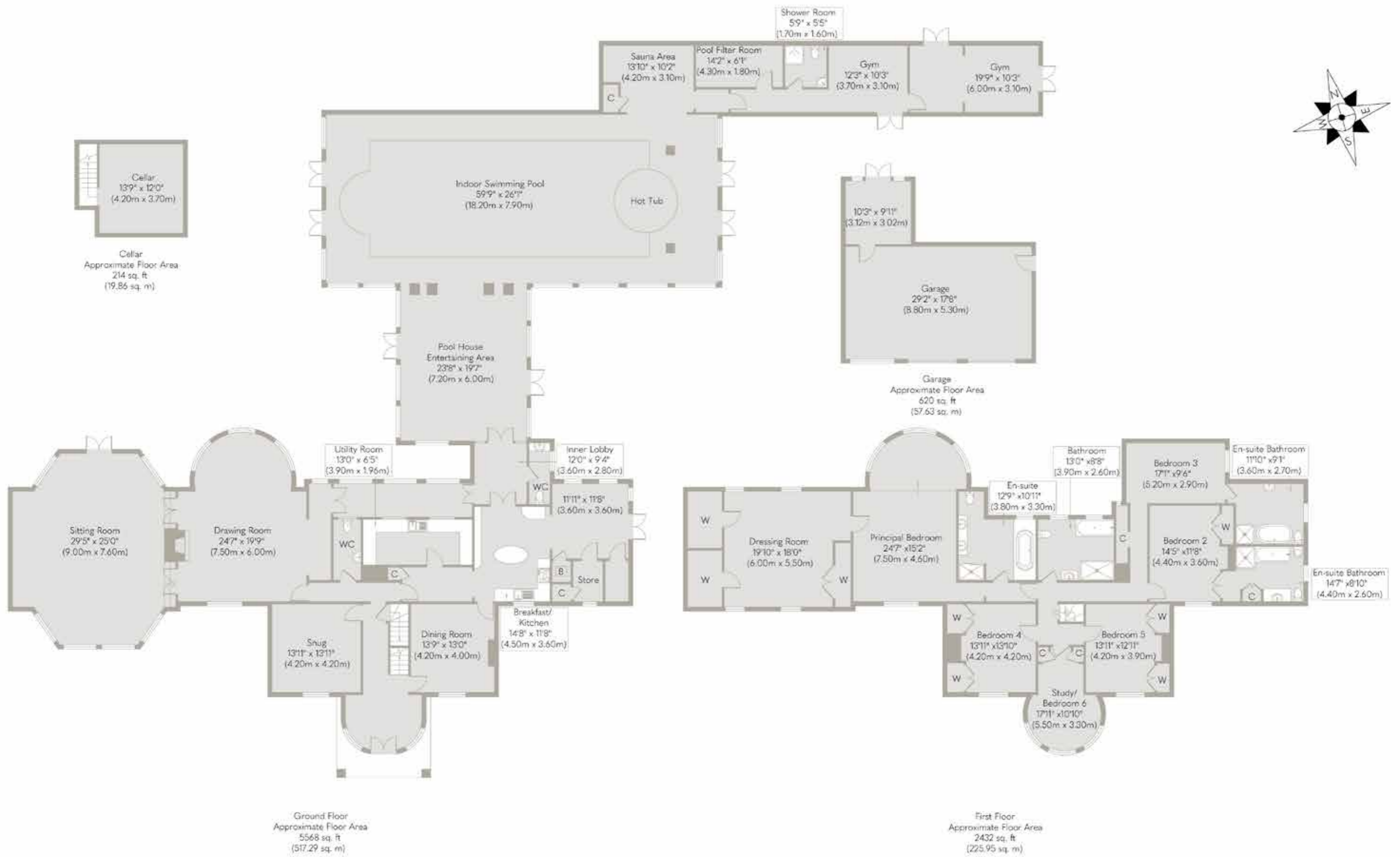
Two further en-suite double bedrooms can be found to the east wing whilst three additional bedrooms bring excellent versatility to the first floor including a unique circular study. All are well served by the central family bathroom, every bit as luxurious as the three en-suites.



Amongst the stand out features of this home is a remarkable wing to the rear offering unrivalled leisure and entertaining facilities.

The expansive indoor pool sits alongside the indoor terrace, flanked by french doors for idyllic summer barbeques and an enviable environment in which to host friends and family. The leisure wing continues with a sauna, shower and multiple receptions currently serving as home gyms.





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.

Of course, the grounds in which Rectory House sits are every bit as noteworthy as the house itself; two acres (STMS) of landscaped gardens reveal a wealth of features including formal walled gardens, sprawling lawns, expansive sun terraces and a well-kept tennis court.

Car storage is well catered for with a large driveway behind attractive iron gates complemented by the detached double garage.







ALL THE REASONS

Little Melton

IS THE PLACE TO CALL HOME



A popular village around 5 miles west of Norwich, Little Melton offers a range of local amenities including a primary school, village pub,

florist, garage and shop. There is easy access out onto the Southern Bypass and good access to the Norfolk and Norwich University Hospital and University of East Anglia. Norwich offers a number of sought after schools and colleges as well as a large number of restaurants, shops, supermarkets and services. 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.

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.

Property types in Norwich are incredibly diverse, from city-centre Victorian properties, converted mills and barns, townhouses and luxury new-builds. Central to the city, Newmarket Road is noted for its selection of grand houses, and the 'Golden Triangle' neighbourhood is a favourite with families. There are also an array of beautiful rural villages within a short drive, notably Stoke Holy Cross to the south, Surlingham to the east, or Bawburgh to the west, where larger rural properties and small estates are often brought to market.

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 Sowerbys



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SOWERBYS



SERVICES CONNECTED

Mains water and electricity. Drainage via septic tank. Air source heating.

COUNCIL TAX

Band H.

ENERGY EFFICIENCY RATING

F. Ref: 8604-6740-7629-1807-9733

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: ///canoe.event.deprive

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