



THE STORY OF

# The Old Orchard

*Shotesham All Saints, Norfolk*

SOWERBYS



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# The Old Orchard

Chapel Lane, Shotesham All Saints  
Norfolk, NR15 1YP

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Wonderful Contemporary Home

Modern Kitchen Breakfast Room

Impressive Raised Family Room

Study and Utility Room

Linked Ground Floor Bedroom and En-Suite

Four First Floor Bedrooms

Family Bathroom and En-Suite

Parking, Garage and Superb Gardens

Most Popular Location

Open Countryside Views

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The Old Orchard is a magnificent home, exuding modern elegance and ample natural light.

The impressive sitting room boasts wide sky views and a wood-burning stove with seamless access to the sociable kitchen dining room via high quality crittal doors. A dedicated study provides an ideal space for remote work, while the kitchen breakfast dining room is a true highlight with its modern units and island, as well as the quirky shaped footprint subtly diving each space. A stunning dining area sits in a beautiful spot between the kitchen and raised family room with picturesque view of the garden through french doors and accented by overhead lighting from the wooden ceiling beams. This space has proven to be a very sociable space for the current owners, offering a place for family and friends to relax in the family room while the hustle and bustle goes on in the kitchen and dining space. The ground floor also features a linked bedroom with a contemporary en-suite shower.

Upstairs offers four comfortable bedrooms, the principal features the benefit of a modern en-suite and remaining bedrooms share the family shower room. From the bedrooms at the rear of the property, there are endless beautiful countryside views, which has been a very comforting environment for the current owners.



It feels like summer...  
even when it's raining.





Outside, a five-bar gate opens to a gravelled driveway with ample parking and access to a single garage. The front grounds are adorned with a lush lawn, hedging, and specimen trees, welcoming you to the vista that The Old Orchard is.

To the south, a raised terrace sets the tone for all-day entertaining, and creates a lovely flow from inside to out. The west-facing rear terrace leads off the family room and captures all the evening sunlight.

With a large rear lawn, the current owners have enjoyed the unique touch of a wonderful elevated deck, which offers unspoilt views of the surrounding fields and the most idyllic setting for summer evenings to relax and unwind.

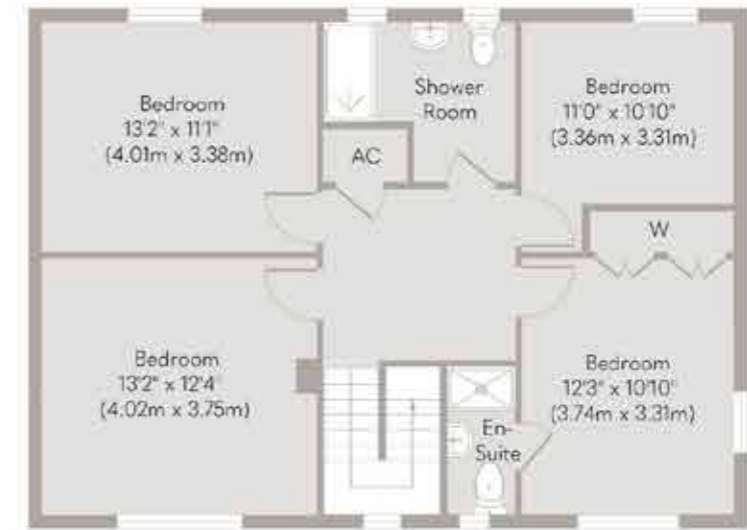


Unspoilt views of the surrounding fields, create the most relaxing environment.





Ground Floor  
Approximate Floor Area  
1,710 sq. ft.  
(158.88 sq. m)



First Floor  
Approximate Floor Area  
709 sq. ft.  
(65.86 sq. m)

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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# Shotesham All Saints

A LOVELY VILLAGE WITH AN INTERESTING HISTORY

One of South Norfolk's most desirable villages, Shotesham All Saints is steeped in history, extending back in excess of 1000 years. Located on the valley of the River Tas, Shotesham has a local conservation group, a village pub, and many attractive period listed properties. There are numerous walks and bridleways, and Boudicca Way, named after the Iceni warrior queen, passes nearby, providing a 36 mile walking route through south Norfolk countryside, linking Norwich and Diss. Just 8 miles south of the city, Shotesham All Saints is perfectly placed for commuting, whether it's into Norwich, or south to Cambridge and London.

The historic city of Norwich has everything you would desire of a vibrant regional capital. Its perfectly preserved medieval streets are home to a thriving community of small businesses, a vibrant food scene and an established arts culture. 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 west 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. There are also a number of sought after schools and colleges.

It is also a gateway to a county that continues to inspire people with its unspoilt landscapes, open spaces and big skies. 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



“There is a real sense of countryside living, being part of a village community.”

The Old Orchard and neighbours of Shotesham All Saints.



## SERVICES CONNECTED

Mains water, electricity. Private Drainage.  
Oil-fired central heating, with underfloor heating to the kitchen and dining area.

## COUNCIL TAX

Band F.

## ENERGY EFFICIENCY RATING

E. Ref:- 0847-2896-6392-9395-7765

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: ///harder.taxed.laptops

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