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THE STORY OF

The Old Butchers Shop

Morton on the Hill, Norfolk

SOWERBYS



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The Old Butchers Shop

Morton on the Hill, Norfolk
NR9 5SS

Detached Period Home

Exclusive Village Location

Internal Accommodation Reaching
Almost 2,200 Sq. Ft.

Sitting on a Plot of Over Two Acres (STMS)

Five Bedrooms

Three Reception Rooms

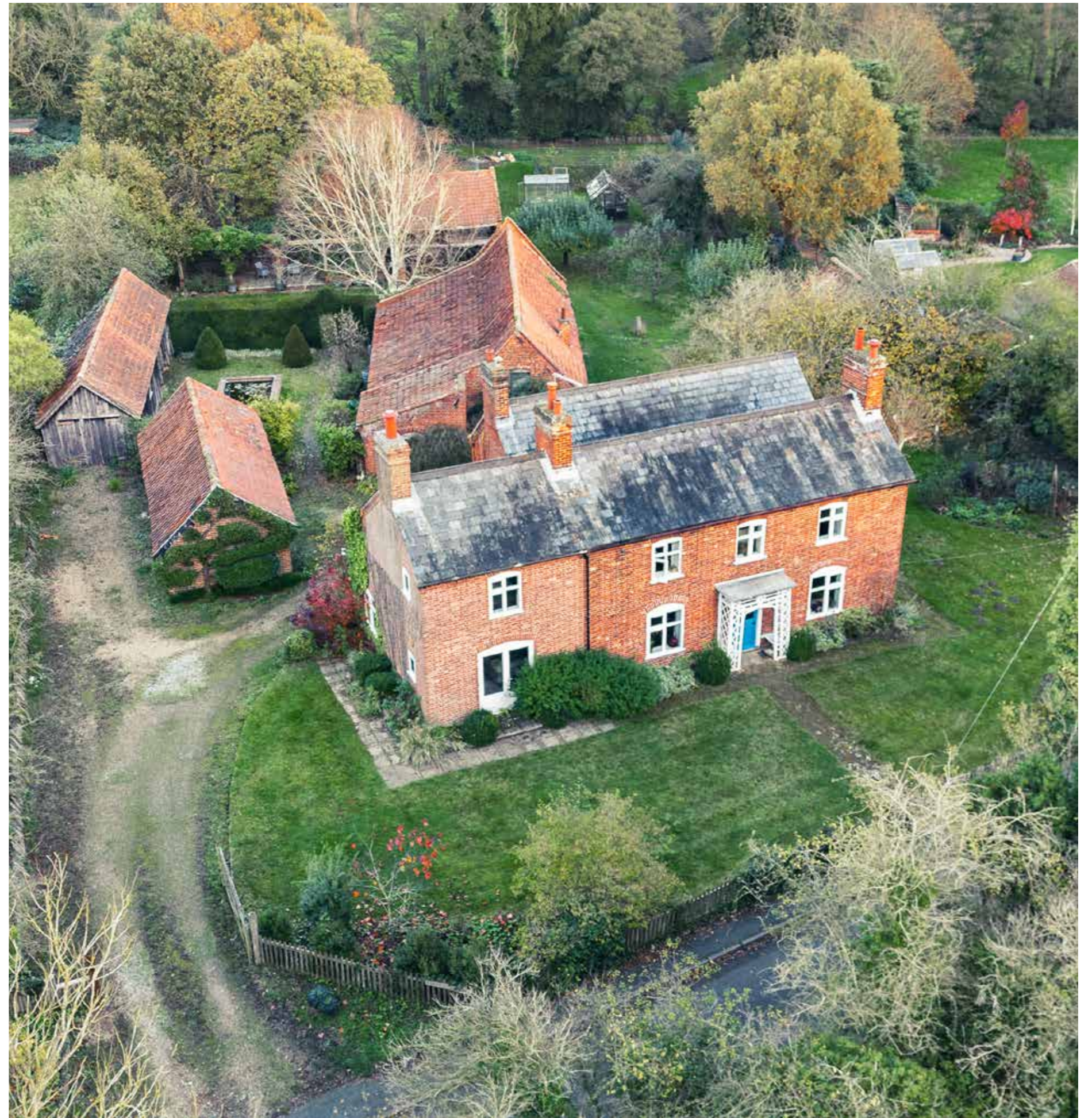
Utility Room and Pantry

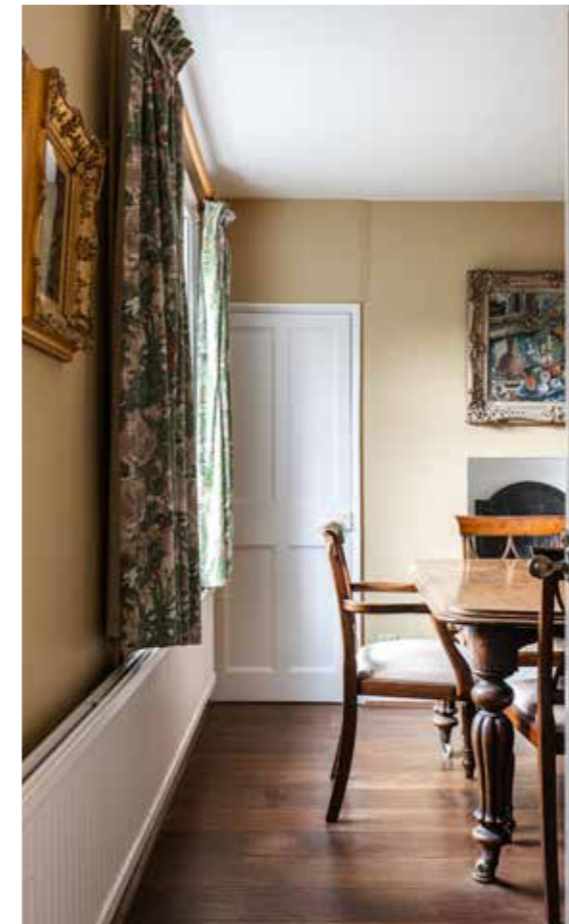
Family Bathroom, Shower Room
and Downstairs Cloakroom

Grade II Listed Barn, Cart Shed and Two
Other Historical Farming Builders

Backing on to River Wensum

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This exquisite red-brick period residence is a rare gem, set within a picturesque village that seldom sees properties come to market. Backing onto the tranquil River Wensum, the home offers a lifestyle of peace and adventure, where the current owners' children have spent countless hours kayaking downstream.

Lovingly expanded to accommodate the growing family, the property boasts a thoughtfully designed double-height extension. Seamlessly blending old and new, the addition complements the original architecture, maintaining the property's charm while enhancing its functionality and flow.

The property retains a traditional front entrance, with a hallway flowing effortlessly into the spacious open-plan kitchen and dining area, which enjoys delightful views of the garden. A side entrance welcomes you into the boot room.

The original part of the home features two generous reception rooms at the front: one currently serving as a formal dining room, the other as a cosy snug. At the opposite end, the extension houses a large, light-filled sitting room with an open fireplace and French doors leading to the garden. Practicality meets charm on this floor, which also includes a pantry and a utility room.

Upstairs, the home provides ample space for family living, with five well-proportioned bedrooms. A family bathroom and a separate shower room cater to busy mornings and relaxed evenings alike.





Set within just over two acres, the property enjoys a stunning riverside setting. A small paddock lies at the rear, while the grounds also include a Grade II listed barn and three further outbuildings: a cart shed, a workshop, and additional storage spaces. One of the former barns, originally in disrepair, has been cleverly transformed into an elegant outdoor entertaining area, perfect for al fresco dining and gatherings.

This home effortlessly combines period charm with modern family living, offering a rare opportunity to own a piece of history in a truly idyllic location.







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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Morton on the Hill

HISTORIC CHARM AND SERENE COUNTRYSIDE, CLOSE TO NORWICH

Nestled in the picturesque Norfolk countryside, Morton on the Hill is a tranquil village offering a slice of rural charm. Located about 8 miles northwest of Norwich, this quaint settlement is steeped in history and surrounded by lush landscapes.

The village is home to St Margaret's Church, a fascinating Grade I listed building with a rich medieval history. Its flint construction and peaceful churchyard provide a glimpse into Norfolk's ecclesiastical heritage.

Surrounded by rolling fields and woodland, Morton on the Hill is ideal for walkers and nature lovers. The nearby River Wensum meanders through the area, offering scenic spots for picnics, fishing, or birdwatching.

Though a peaceful retreat, the village is just a short drive from the vibrant city of Norwich and offers frequent buses to the city centre.

Norwich, an ancient city steeped in a millennium of history, has long been a haven for writers, radicals, and independent thinkers, fostering a rich culture and creative spirit. Its meticulously preserved medieval streets host a thriving community of small businesses, a dynamic culinary scene, and a vibrant arts culture. As a gateway to a county renowned for its pristine landscapes, expansive skies, and untouched vistas, Norwich continues to inspire.

The village enjoys good road links via the A1067, making it accessible for commuters and visitors. Norwich International Airport is also within easy reach for those traveling further afield.



Note from Sowerbys



“This home effortlessly combines period charm with modern family living.”



SERVICES CONNECTED

Mains water and electricity. Oil fired central heating. Drainage via septic tank.

COUNCIL TAX

Band E.

ENERGY EFFICIENCY RATING

E. Ref: 0287-3942-7200-2014-7204

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: ///grumbling.visits.above

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SOWERBYS

To mark our 30th anniversary year, we're making a donation to these Norfolk charities every time we sell a home

Nelson's
Journey

 St Martins
more than a home
for the homeless

 mind
Norfolk and
Waveney

 Cancer
Charity
— EST. NORFOLK 1983 —

 East Anglian
Air Ambulance

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