



Sandy Lane, Ashby St. Mary - NR14 7BB

**STARKINGS
& WATSON**

HYBRID ESTATE AGENTS



Sandy Lane

Ashby St. Mary, Norwich

Guide Price £525,000-£550,000. This impressive DETACHED 1800's PERIOD HOME offers a rare opportunity to acquire a CHARACTERFUL PROPERTY set within approximately 2.38 acres (stms) of ESTABLISHED GROUNDS. The main house provides over 1,500 Sq. ft (stms) of accommodation across two floors, presenting excellent POTENTIAL to UPDATE and MODERNISE to suit individual tastes. The flexible layout includes up to FOUR RECEPTION ROOMS, each benefitting from FEATURE FIREPLACES and delightful GARDEN VIEWS, creating inviting spaces for entertaining or relaxing with family. The KITCHEN enjoys GARDEN VIEWS and a walk-in pantry, alongside a ground floor SHOWER ROOM. The property offers UP TO FIVE BEDROOMS, arranged over two floors, along with the family bathroom, providing ample space for family living or guests. Additional features include AIR SOURCE HEATING and a ground based SOLAR ARRAY, which benefits from a feed-in tariff, enhancing the property's energy efficiency and offering the potential for reduced running costs



A DETACHED BRICK-BUILT BARN of approximately 278 Sq. ft (stms) offers further potential, whether for conversion (subject to planning), workshop use or general storage. The extensive WRAP AROUND GARDENS are a particular highlight, offering a tranquil and PRIVATE SETTING that sides onto the road and is enclosed by mature hedging. Lawned expanses are interspersed with a variety of mature planting, trees and well-stocked beds, creating a picturesque outdoor environment for both relaxation and recreation. Various OUTBUILDINGS include the brick barn and pre-fab lodge for additional STORAGE and scope for a range of uses.

Council Tax band: C
Tenure: Freehold

- Detached Period Home with Potential to Update & Modernise
- Approx. 2.38 Acre Plot (stms)
- Over 1500 Sq. ft (stms) of Accommodation within the Main Property
- 278 Sq.ft (stms) Detached Barn with Potential
- Up to Four Reception Rooms with Feature Fireplaces & Garden Views
- Up to Five Bedrooms Over Two Floors
- Wrap Around Gardens with Various Outbuildings
- Air Source Heating & Ground Based Solar with Feed in Tarrif



Situated just off the A146, the rural village of Ashby St Mary is extremely convenient for access to Norwich. Some 15-20 minutes away, but with the benefits of multiple countryside walks, and the typical village amenities including a Public House, Primary School and Village Hall. The amenities are shared with the neighbouring villages which all connect, whilst Loddon which is approximately a 5-10 minute drive away has a far wider range of amenities including Doctors, Shops and High Schools.

SETTING THE SCENE

Siding onto the road, the driveway runs to the rear of the property, opening up to a parking and turning area. Vehicular access leads to the barn and lean to. A pathway wraps around the property, leading to the conservatory and original front door.

Accessing the property via the conservatory, French doors open up to a bright and sunny reception space with tiled effect flooring underfoot and windows overlooking the garden. A door takes you to the adjacent kitchen - finished with an L-shape arrangement of base level units and built-in storage shelving with integrated cooking appliances including an LPG gas hob and built-in electric oven. Tiled flooring can be found underfoot with a built-in pantry cupboard sitting to one corner, providing space for a fridge. The dining room leads off the kitchen, with a feature fireplace including a brick built and timber surround, with wood effect flooring underfoot, window to side and stairs leading off to the first floor landing with a built-in storage cupboard below. The main living space sits to the front of the property with a door and sash window facing across the gardens, with a feature brick built fireplace and timber surround and inset cast iron wood burner creating a focal point to the room. Fitted carpet, storage shelving and built-in storage is included. A second reception room sits adjacent, also including front facing views and a sash window, with a further feature fireplace and exposed brickwork - accessed

via an internal hallway or study area, creating a versatile space with further built-in storage access and stairs to the first floor. A door leads off to the ground floor shower room, housing a white three piece suite including a shower cubicle and electric shower, tiled splash-backs and space for a washing machine.

Heading upstairs the landing offers stripped wood flooring and a loft access hatch above, with twin sets of stairs leading from the ground floor. Four bedrooms lead off - all providing individual and unique character features including sash windows and exposed timber floorboards, without outstanding views across the gardens, creating a light and bright feel. The first floor also includes a spacious family bathroom with a white three piece suite including a panelled bath with mixer shower tap and glazed shower screen. Tiled splash-backs are fitted, with a range of built-in storage and heated tower rail.

FIND US

Postcode : NR14 7BB

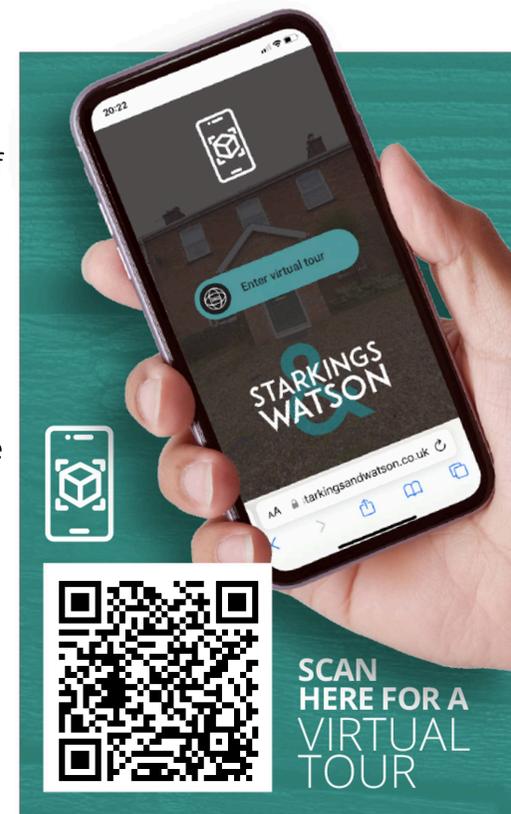
What3Words : ///leaps.crafts.claps

VIRTUAL TOUR

View our virtual tour for a full 360 degree of

AGENTS NOTES

The property is currently assessed under two council tax bands both A and C, with the property being re-assessed at present into one unit. Further information is available on request. The solar panels are generating a variable income in the region of £1000 PA. The property uses a septic tank for sewerage.







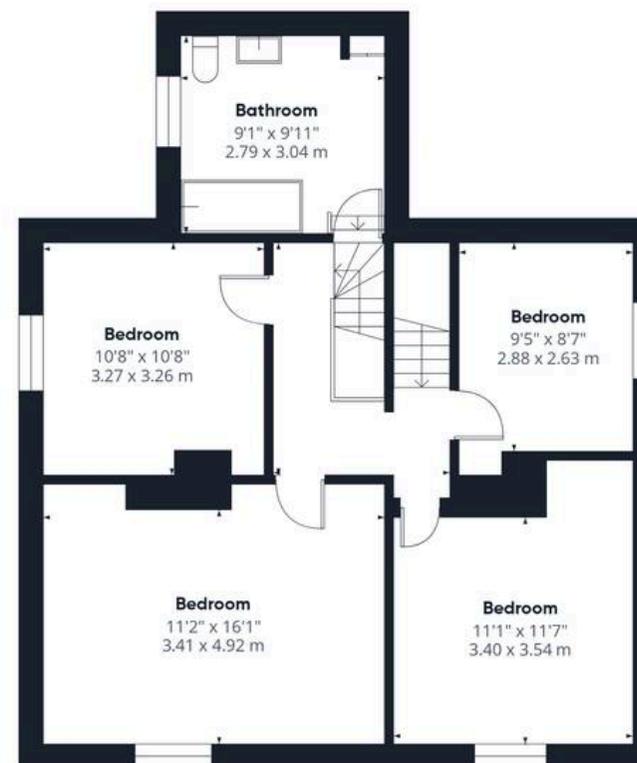
THE GREAT OUTDOORS

Enjoying a 2.38 acre plot (stms), the gardens wrap around the property which sides onto the road. With lawned expanses, various outbuildings and mature planting. The detached brick built barn offers open storage and potential to convert -subject to planning. Heading up, the gardens continue with various planted beds and trees, opening up to the main field. A ground based solar array can be found to one side, with hedging enclosing the land from the surrounding fields.





Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2

Approximate total area⁽¹⁾

1796 ft²
166.8 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



Starkings & Watson Hybrid Estate Agents

2A Shotesham Road, Poringland - NR14 7LE

01508 356456 • poringland@starkingsandwatson.co.uk • starkingsandwatson.co.uk

Disclaimer: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.