



Stunning country house set in about 7.87 acres

The Old Rectory, Church Road, Ashby St Mary, Norwich, NR14 7BJ

Freehold





Entrance Hall • Sitting Room • Kitchen/Dining/Family area • Study • Boot room • Utility room • Cloakroom • Principal Bedroom with Dressing room and en suite • Four further bedrooms with two en suites and a Jack and Jill bathroom • Apartment: Kitchen/Dining area • Sitting room • Principal Bedroom with en suite and Bedroom two with an en suite • Coach House: Kitchen/Dining/living area • Cloakroom • Principal Bedroom with an en suite and Bedroom two with en suite. Outside: Open fronted garaging • Four bay cart lodge • Cart stand • Range of outbuildings • Grounds of about 7.87

The Property

The Old Rectory is a stunning Victorian country house enjoying uninterrupted views of the surrounding countryside. The property has been extensively renovated and extended to create a period country house with the benefits of modern living.

The centrepiece of the property is the spacious kitchen/dining/family room which is ideal for entertaining. Bi-folding doors lead out on to the terrace and offer views across the grounds and over countryside beyond. Cleverly installed recessed lighting both above and under the kitchen units enhance the chic style the owners have implemented. A careful duty to retain period features has been maintained and a particular highlight is the Victorian cast iron oven.

The ground floor accommodation includes a separate sitting room and useful home office. There are five bedrooms on the first floor including the impressive principle bedroom with adjoining bathroom and dressing room. There are two further sizeable bedrooms with en suites and a Jack and Jill bathroom servicing bedrooms four and five.

The property also offers the potential for multi-generational living if desired via the self-contained two bedroom apartment and an income stream via The Coach House which is currently run as a two bedroom holiday let.

Outside

Situated within private grounds of about 7.87 acres and nestled within delightful South Norfolk countryside. The Old Rectory is approached via a long driveway accessed off "The Street" leading to the front of the property where there is ample parking provided by the open fronted garaging and cart lodge. There is a further access via electronic gates which leads past the Coach House and Apartment.

The generous terrace faces south west overlooking the gardens which are well stocked with mature trees and shrubs giving excellent natural privacy without interrupting the views of the surrounding countryside.





Location

The village of Ashby St Mary is located about eight miles south-east of the Cathedral city of Norwich. The village was recorded in the Domesday Book and is named after the many ash trees planted in the parish and the Church of St Mary which still serves the villagers. It is well placed for the market town of Loddon, approximately 3½ miles away, which offers a good range of everyday facilities and amenities including a supermarket, doctors' surgery and dentists', as well as schools in both the private and state sector. The neighbouring villages of Thurton, Seething and Bergh Apton offer primary education and the latter village has a well-regarded farm shop. Norwich, the regional centre of East Anglia, is accessed via the A146 and offers thriving retail, cultural and education sectors alongside excellent transport links with a mainline rail service to London Liverpool Street and an airport with

international destinations via Schiphol. Norwich also offers multiple local events throughout the year, such as live music concerts and art events including the Norfolk and Norwich Festival.

Agent's Note

The property benefits from planning permission for a swimming pool and leisure wing accessed off the main house. Please contact Savills for further information.

Services

Mains water, electricity, private drainage and oil fired central heating.

Local Authority

South Norfolk District Council
Council Tax Band G

Fixtures and Fittings

All fixtures and fittings including fitted carpets and curtains are specifically excluded from the sale, but may be available in addition, subject to separate negotiation.







The Old Rectory, Church Road, Ashby St Mary, Norfolk
Main House gross internal area = 4,228 sq ft / 393 sq m
Garage gross internal area = 356 sq ft / 33 sq m
Outbuilding gross internal area = 1,598 sq ft / 149 sq m
Apartment gross internal area = 559 sq ft / 52 sq m
Coach House gross internal area = 818 sq ft / 76 sq m



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The position & size of doors, windows, appliances and other features are approximate only.

□ □ □ □ Denotes restricted head height

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