



# Handsome Georgian former rectory

**The Old Rectory, Smallburgh, Norfolk**

Freehold





Entrance hall • Drawing room • Dining room • Sitting room • Kitchen/ breakfast room with four oven Aga • Cloak room • Laundry room • Cellar • Master bedroom with adjoining bathroom/ dressing • Five further bedrooms • Two further bathrooms • Indoor heated swimming pool • Garaging for three cars • Barn • Mature gardens and grounds • In all about 4.25 acres

### **The Property**

The Old Rectory is a most attractive Georgian country house, listed Grade II and built in the early 19th century of mellow Norfolk red brick under a hipped pantile roof. The house has pleasing classical symmetry and distinguishing architectural features include the modillion eaves cornice and pediment over the central bay and door case.

The Old Rectory has light, bright and well-proportioned rooms typical of the period with fine sash windows, good chimney pieces, panelled doors, moulded cornice work and an elegant main stair case. Substantial renovation and refurbishment work was carried out to the house in the 1990s. The work won an award at the time, an important feature being the beautifully constructed indoor swimming pool within the house which was carefully designed not to spoil the proportions of the house in any way. The Old Rectory has well-arranged accommodation with all the main reception rooms leading

off the central entrance hall and a large kitchen breakfast room with custom built units and a four oven Aga with glazed doors opening onto an expansive terrace overlooking the gardens. The house was acquired by the current owners in 2008 and various improvements have been carried out since then including overhaul of the main west facing section of the roof. The house is set in magnificent and mature gardens and grounds containing many fine ornamental trees and in all extending to about 4.25 acres.

### **Outside**

The house is approached via a gravelled drive from the south west which finishes in a large gravelled sweep to the front and west of the house. The drive continues to the south where there is a further gravelled parking area and where the garaging is situated. The garage block is constructed of brick with a pantiled roof to blend in with the main house and provides garaging for three cars with electrically operated doors.

The gardens and grounds are an outstanding feature of the house and are laid out as follows. To the west of the house there is a large expanse of lawned garden with well-stocked mixed shrubberies and a great variety of fine mature trees including beech and oak.









Continuing to the west there is an avenue of tulip trees and extensive lawns with a further great variety of mature trees including lime, copper beech, larch, pine and Atlantic cedar. On the southwestern boundary there is a field gate providing further access off the lane to a timber barn/boat store on a brick and concrete plinth. This has a workshop adjoining and measures approximately 36' by 16'. Continuing to the north and divided from the main gardens and grounds by a post and rail fence there is a further area of woodland and meadow.

To the north of the house there are further extensive lawns with well-stocked mixed shrub and herbaceous borders and a fine variety of ornamental trees. Approached from the kitchen there is a large terrace overlooking this area of garden bordered by mixed shrub and herbaceous beds and with an area of balustraded decking. There is a further enclosed area of walled garden with mixed climbing and rambling shrubs trained against the wall including a seating area approached by French windows from the indoor heated swimming pool area. Situated to the south there is an area of further paved terrace. The gardens and grounds in all extend to about 4.25 acres.

### Situation

The Old Rectory is situated off a small lane on the edge of the village of Smallburgh in an unspoilt area of countryside situated between the coast and the broads. The village of Smallburgh still retains a public house. In Worstead (three miles) there is a primary school and a railway station linking Norwich and onwards to London Liverpool Street and northwards to the coast at Cromer and Sheringham. Wroxham, the acknowledged centre of the broads network, is about four miles and the north east coast with its sandy beaches is also about four miles.

Norwich, the cathedral city and regional centre of East Anglia, lies approximately 15 miles to the south east. The city has a renowned retail centre with good schools, in both the state and private sectors, and cultural and leisure activities for most tastes. There is a regular train service to London Liverpool Street with a fastest journey time of ninety minutes. Norwich Airport is situated to the north of the city and has an expanding range of domestic and international flights via Schiphol.









**Directions**

Leave Norwich on the A1151 Wroxham Road and continue through Wroxham towards Stalham. After passing the drive to Beeston Hall, on the right hand side and shortly afterwards Beeston Church, fork left towards Smallburgh. At the t-junction with the A149 turn left towards North Walsham and on entering Smallburgh turn right into School Lane. The drive to the property will be found after a short distance on the left hand side. The postcode for the property is NR12 9NG.

**Services**

Mains water and electricity, drainage to septic tank, oil fired central heating and electric four oven Aga.

**Local Authority**

North Norfolk District Council  
Tax band - G

**Fixtures & 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.

**Viewings**

Strictly by appointment with Savills. If there is any point which is of particular importance to you, we invite you to discuss this with us, especially before you travel to view the property.







## The Old Rectory, Smallburgh, Norfolk

Main House gross internal area = 4,743 sq ft / 441 sq m

Garage gross internal area = 490 sq ft / 46 sq m



savills

savills.co.uk

Savills Norwich

01603 229229

norwich@savills.com



Ground Floor

First Floor

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

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

© ehouse. Unauthorised reproduction prohibited. Drawing ref. dig/8393441/JRD

For identification only. Not to scale. © 190815LS

**Important notice** Savills, its clients and any joint agents give notice that 1: They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Savills have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

