



THE STORY OF

The Old Rectory

Marsham, Norfolk

SOWERBYS



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The Old Rectory

8 Church Lane, Marsham, Norfolk
NR10 5RB

Historic, Grade II Listed Old Rectory

Superb Potential for Renovation

Mature Grounds Approaching 1 Acre (STMS)

Wealth of Original Features

Splendid Views of Church

Highly Versatile Accommodation

Eight/Nine Bedrooms

Opulent Period Proportions

Easy Reach of Norwich and the Coast

Popular Village Location

SOWERBYS NORWICH OFFICE

01603 761441

norwich@sowerbys.com





Nestled discreetly in a mature plot of around 1 acre (STMS), this handsome Old Rectory has long served as a much loved family home and now comes to the market with superb potential for further renovation alongside a wealth of original features. Almost 4,500 sq.ft. of feature packed accommodation showcases every bit of character one could hope for, alongside the versatility and personality that makes a home truly conducive to a fulfilling family life.

Approached via a sweeping driveway, the front door reveals a welcoming reception hall and grand central staircase, around which the ground floor accommodation sprawls 2,000 sq.ft. The formal dining room and sitting room are opulent traditional receptions, complete with sash windows and shutters, whilst the sociable kitchen/breakfast room and adjoining utility/laundry room provide the sociability and practicality required for modern day life. Elsewhere, the cinema room, snug, study/ground floor bedroom and shower room bring invaluable versatility in which to make such a historic home perfectly match your lifestyle aspirations.

The first floor is home to five large double bedrooms, each showcasing a character of their own, with high ceilings and excellent views from all elevations. A principal suite enjoys a lavish en-suite and the option of an adjacent dressing room. A further en-suite bedroom is complemented by the three further doubles, served by a central family shower room.

Rising to the second floor, a characterful pair of bedrooms would make an excellent bedroom/reception pairing for teenagers or studies/snugs at the top of the home.



...a home truly conducive
to a fulfilling family life.







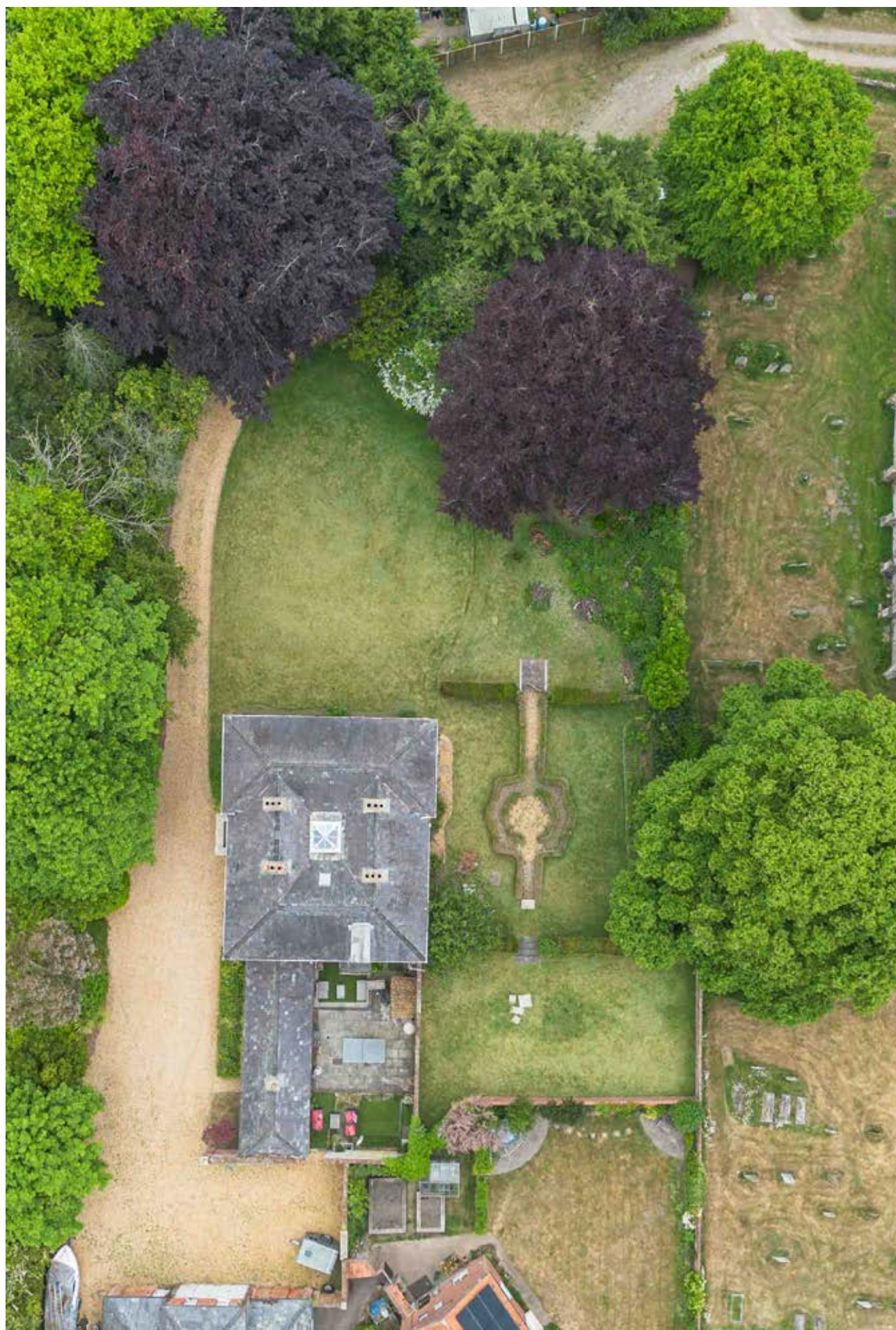
Outside, the elegant and mature plot extends to approximately 1 acre (STMS) and envelops the entire home in an array of features including extensive box hedging and well defined lawned areas making the very best of the all day's sunshine, whilst a walled courtyard provides a perfect sun trap for family dining and barbecues. Alongside the large driveway, a characterful coach house is ripe for conversion, subject to planning, or simply for valuable storage space.



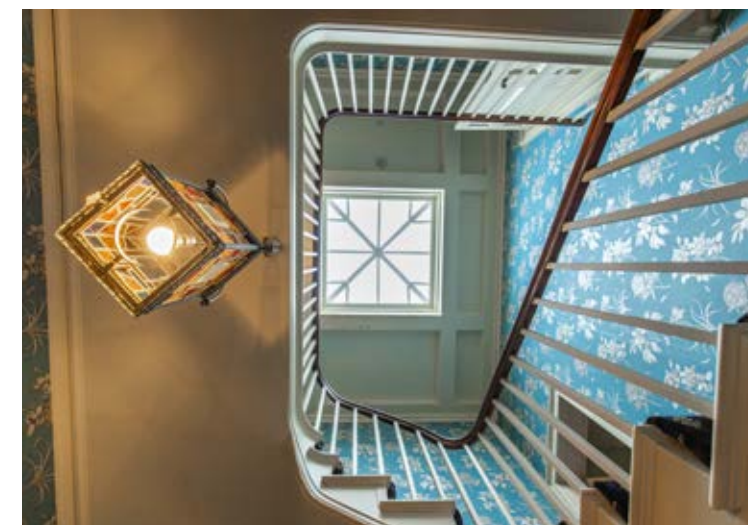


Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used 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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Note from Sowerbys



“The accommodation sprawls around the grand central staircase...”



SERVICES CONNECTED

Mains electricity, water and drainage.

COUNCIL TAX

Band G.

ENERGY EFFICIENCY RATING

To be confirmed.

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: ///hinderling.done.viewers

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SOWERBYS

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in England and Wales, company no: 05668606.
Registered office 54 Westgate, Hunstanton, Norfolk, PE36 5EL

