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THE STORY OF
The Old Rectory
East Harling, Norfolk

SOWERBYS



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The Old Rectory

Church Road, East Harling, Norwich, Norfolk
NR16 2NB

Impressive Grade II Listed
Former Georgian Rectory

Three Elegant Reception Rooms

Stunning Kitchen Breakfast Room with
AGA at the Heart of the Home

Characterful Cellar Offering Additional
Storage or Potential Use

Five Well Proportioned Bedrooms

Stylish En-Suite to Principal Bedroom
and Contemporary Family Bathroom

Versatile Two Bedroom Annexe with
Studio and Independent Access

Detached Double Garage with Generous
Room Above for Office or Hobbies

Beautifully Established Grounds
Extending to Over One Acre

Landscaped Front Garden, Private
Courtyard, Terrace and Sweeping Lawn

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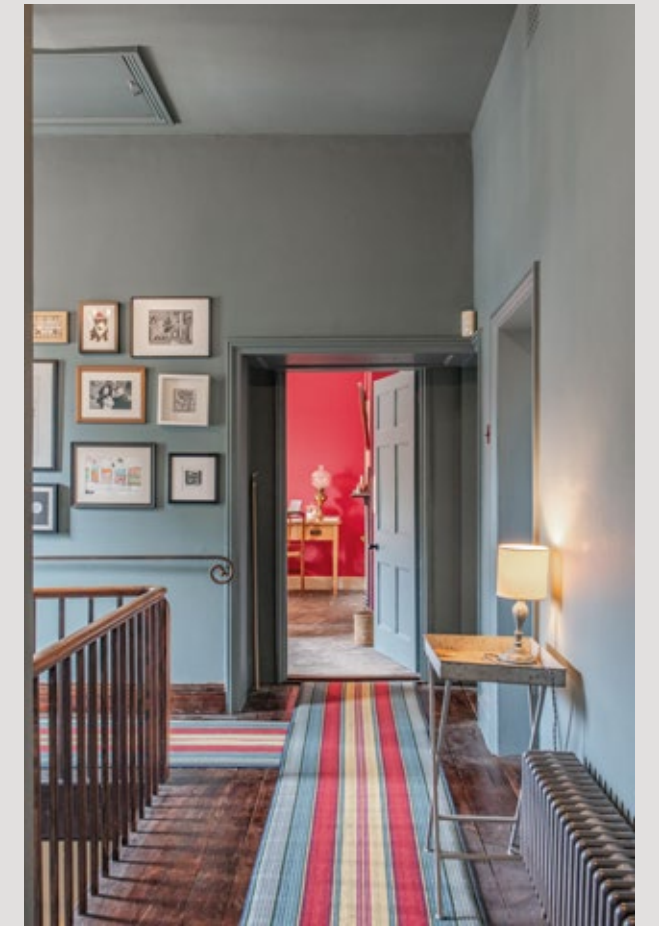
The Old Rectory is an exceptional Grade II listed Georgian residence, meticulously restored and finished to a superb standard throughout. Set within grounds of over an acre, the property combines the timeless elegance of its period origins with thoughtful modern upgrades, creating a refined and highly adaptable home.

Approached via a sweeping carriage driveway, the property makes a striking first impression, with its classic symmetrical façade and mature screening offering privacy and a sense of arrival. Once inside, the entrance hall immediately sets the tone, with flagstone flooring, high ceilings, and an elegant staircase all speaking to the home's heritage.

The accommodation is extensive and thoughtfully arranged. There are three beautifully appointed reception rooms, offering a range of settings for formal entertaining, relaxed family living, or quiet retreat. Each room showcases period detailing and generous proportions, making them both grand and welcoming.

The kitchen/breakfast room is a real centrepiece, well designed, highly practical, and perfect for both daily use and entertaining. There is ample workspace, storage, and room for a substantial dining table. The AGA takes pride of place, enhancing the warmth and charm of this spacious room. Adjacent, a cellar provides useful additional storage and further highlights the building's historic character.

On the first floor, there are five excellent bedrooms, all well-proportioned and full of light. The principal bedroom benefits from a sleek, contemporary en-suite, while the remaining rooms are served by a stylish family bathroom.



The kitchen exudes Georgian grandeur with soaring ceilings, sash windows, stone worktops, and the timeless warmth of the iconic AGA.





The flexibility of the home is further enhanced by a comprehensive range of outbuildings. The annexe offers exceptional ancillary accommodation with a sitting room and shower room on the ground floor. Above are two bedrooms, ideal for visiting guests, live-in relatives, or multi-generational living. The layout also lends itself well to independent working or creative use.

A detached double garage sits to one side of the main house, complete with a generous room above, perfect as a home office, hobby space, or further storage, depending on individual needs.

The grounds extend to just over one acre, offering a mature and private setting with well-defined outdoor spaces. The front garden is carefully landscaped, with manicured lawns, box hedging, and specimen trees that complement the property's Georgian character. To the rear, a charming inner courtyard is enclosed by the attractive brick and flint façade of the annexe, creating a sheltered and sociable area for outdoor dining.

Beyond, a sweeping lawn leads to a wildflower meadow, while additional features include a terrace, covered barbecue area, and a series of mature borders. The entire plot is enclosed by a striking brick boundary wall, providing structure and a sense of permanence to the grounds.

The Old Rectory represents a rare opportunity to acquire a Georgian home of genuine architectural merit, with versatile accommodation, well-balanced interiors, and impressive gardens, all immaculately presented and ready to enjoy.





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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East Harling

A CHARMING NORFOLK
SPOT

East Harling, a picturesque village nestled in the heart of Norfolk's Breckland, offers a serene countryside escape with a strong sense of community. Known for its historic charm and natural beauty, East Harling is a sought-after location for those looking to immerse themselves in rural tranquillity.

The village is well-equipped with essential amenities, including a primary school, village hall, local shops, and traditional pubs such as The Nags Head and The Swan, where residents gather for a friendly atmosphere and hearty meals. For healthcare needs, East Harling has a GP surgery and a pharmacy, ensuring convenient access to medical services.

Surrounded by scenic landscapes, East Harling is ideal for outdoor enthusiasts. The nearby Breckland Forest offers expansive woodland walks and cycling trails, perfect for exploring nature and enjoying peaceful picnics. Thetford Forest, a short drive away, provides additional opportunities for outdoor activities, including horse riding and birdwatching.

History enthusiasts can visit the historic East Harling Parish Church, renowned for its medieval architecture and intricate stained glass windows. The village also hosts annual events like the East Harling Summer Carnival, a celebration of local arts, crafts, and community spirit.

For those interested in property, East Harling offers a variety of housing options, from quaint cottages to spacious family homes, many with views of the surrounding countryside. Whether you're looking to settle down or seeking a weekend retreat, East Harling provides a peaceful retreat within easy reach of Norwich and Cambridge via nearby road and rail connections.



Note from Sowerbys



“Designed for both grand gatherings and peaceful escapes, the outdoor spaces are as versatile and inviting as the interiors.”



SERVICES CONNECTED

Mains water, drainage and electricity. Gas central heating.

COUNCIL TAX

Band G.

ENERGY EFFICIENCY RATING

An Energy Performance Certificate is not required for this property due to it being Grade II listed.

TENURE

Freehold.

LOCATION

What3words: ///patch.names.cornering

These particulars and measurements whilst believed to be accurate, are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give representation or warranty in respect of the property.

SOWERBYS

We are proudly supporting these Norfolk charities by organising and participating in events throughout 2025, along with making a donation for every home we sell.



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