



THE STORY OF

White Cottage

Ashby St. Mary, Norfolk

SOWERBYS



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Ashby St. Mary, Norfolk
NR14 7BB

Most Impressive Three Bedroom Detached Home

Superb Plot of 1.8 Acres (STMS)

A Wealth of Outbuildings
Including Stables and Barn

Enclosed Paddocks

Brilliant Potential for Equestrian Use

Principal Bedroom with Dressing
Room and En-Suite

Desirable Village Location

Fully Renovated Under Current Ownership

Highly Versatile Layout

Excellent Access to Norwich and Train Links

SOWERBYS NORWICH OFFICE

01603 761441

norwich@sowerbys.com



Standing proudly within an exceptional plot of approximately 1.8 acres (STMS), this distinguished home, with origins dating back to the 19th Century, has been the subject of an inspired and meticulous renovation under the current ownership. Offering multiple paddocks and an array of outbuildings, including stables and a substantial barn, the property is perfectly suited to those seeking an equestrian lifestyle, or simply wishing to enjoy the peace and tranquillity that comes with such a privileged setting in a sought-after Norfolk village.

Approached via a long sweeping driveway, flanked by estate railings, the immaculate accommodation extends to over 2,000 sq. ft. in the main house, complemented by a further 1,500 sq. ft. of invaluable outbuildings.

The ground floor provides a wonderful balance of modern style and traditional character. At its heart is the striking kitchen, with an extensive range of quality cabinetry centred around a sociable breakfast-bar island - the perfect gathering place for family or entertaining guests. Sliding doors link the kitchen to the sitting room, enabling a flexible open-plan arrangement when desired. Alternatively, close the doors and light the wood burner for a more intimate, cosier atmosphere. The dining room flows beautifully into the garden room, while a study, utility, shower room, and generous entrance hall add both practicality and charm to everyday life.

The first floor hosts three spacious double bedrooms, including the indulgent principal suite. This luxurious retreat is complete with a large en-suite bathroom featuring a freestanding bath and walk-in shower, as well as a fully fitted dressing room. The two additional bedrooms are well-served by the central family bathroom.





A distinguished
19th Century home,
meticulously renovated.



One of the most impressive aspects of this property is undoubtedly its remarkable grounds. Extending to 1.8 acres (STMS), the grounds include well-enclosed paddocks, landscaped gardens, sun terraces, and a thriving kitchen garden.

The outbuildings are equally noteworthy, with a large detached garage, a range of stables and stores, and a substantial purpose-built barn. The latter provides extensive storage and exciting potential for conversion, subject to planning permission.





1.8 acres of landscaped gardens, paddocks, and sun terraces.



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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Ashby St. Mary

HISTORIC SAXON COMMUNITY NEAR
NORWICH, BROADS, AND COAST.

Dating back to Saxon times, the village of Ashby St.Mary is around 8 miles south east of Norwich, within easy reach of the Broads and the beautiful coastline. There's a village shop, post office and pub nearby in Rockland St Mary.

Norwich's perfectly preserved medieval streets are home to a thriving community of small businesses, a vibrant food scene and an established arts culture. It is also a gateway to a county that continues to inspire people with its unspoilt landscapes, open spaces and big skies. Strolling through the historic cobbled streets of Elm Hill, whatever the season, the Tudor architecture retains its character and beauty. Laced with merchant's houses, thatching, individual homes, speciality shops and small cafes, you'll be led toward the 1,000-year-old Norwich Cathedral.

To the south of the city, the University of East Anglia is a remarkable example of brutalist architecture, and the campus is also home to the Sainsbury centre, a permanent collection of modern and ethnographic art, gifted by the Sainsbury family.

When the bright lights call, trains to Liverpool Street take just 90 minutes, and the city's airport flies to a number of UK and European destinations.

This is a city that reveals itself the longer you stay - a city to fall in love with - a city to be a part of.



Note from Sowerbys



“Beautifully framed views over landscaped grounds and rolling paddocks.”



SERVICES CONNECTED

Mains water and electricity. Oil fired central heating. Drainage via septic tank.

COUNCIL TAX

Band E.

ENERGY EFFICIENCY RATING

E. Ref:- 0340-2511-9580-2895-2385

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: ///thinks.passports.classmate

AGENTS NOTE

Planning permission has been granted to convert the stables and haystore into a two bedroom holiday let. Ref:2022/1027.

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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Registered office 54 Westgate, Hunstanton, Norfolk, PE36 5EL

