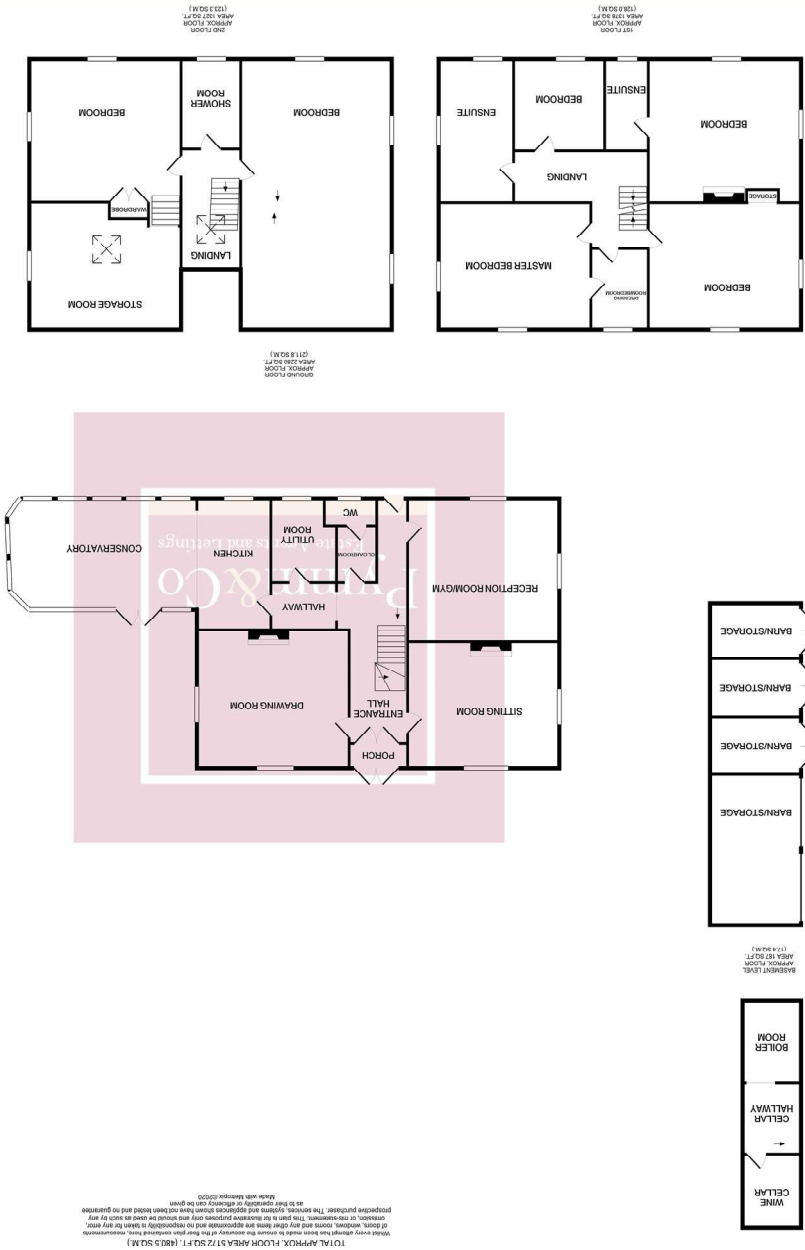


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Price £1,300,000

The Old Rectory, Belsey Bridge Road, Ditchingham,
Norfolk, NR35 2JS

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The Old Rectory was originally built circa 1800 of red brick under a slate roof. The property has been extensively renovated and refurbished to an extremely high standard to the approximate cost of £1m, rarely seen in a house of this period and size in the Norfolk/Suffolk borders. The sympathetic refurbishment work included re-wiring, re-plumbing, insulation, timber treatment and re-roofing, all done to the highest possible specification. In addition, modern appliances were added throughout the house, demonstrating the high standard of the project and included a high pressure water system linked to the heating system, which includes under-floor and radiators. All system sources are located in the cellar of the house, including the hot water tank, boiler, computer server and the high specification security system and security lighting. The dry, restored cellar also provides further storage space, alongside a wine store. The current owners have taken great care to maintain and restore all period detail to the house, including cornice work, fireplaces and traditional locally sourced oak flooring. An Amdega hard wood Victorian style conservatory was added to the west of the house, creating an open plan kitchen and dining room. This leads out on to the patio, enjoying fine views of the surrounding garden and farmland. There are classically proportioned rooms throughout, with the main reception rooms and bedrooms to the front of the house are facing south. All rooms in the house have telephone and TV points, internet connectivity and a number of power sockets all diagonally aligned. The bedrooms and main ground floor rooms also enjoy double aspect views over the countryside via the original timber frame windows.



Ground Floor

Accessed via a set of original arched winter doors the entrance hall gives an instant feeling of space and light on arrival and provides access to a parallel drawing room and sitting room both offering scenic dual aspect views over the grounds and a wood burner and open cast iron fireplace respectively. There is a useful cloakroom with an adjoining WC which boasts a white suite preserved for over 100 years with brass taps to the wash basin. To the rear is a further reception room equal in size to the others and also offering dual aspect views which has had a multitude of uses over the years. A hard wood Amdega Victorian style conservatory has also been added to the house, creating a useful open-plan kitchen/dining room boasting handmade kitchen units with granite work surfaces, built in Miele appliances and an oil Alpha range style cooker as well and a heated tiled floor.

First Floor

Up the original staircase and off a split-level landing is an expansive master bedroom with an adjoining dressing room which has also been used as a nursery. There is a high specification en-suite to the master also accessible from the landing which comprises a four-piece suite including a free standing Victoria Albert bath tub and a double walk in shower with rain fall head and side jets. Three other spacious double bedrooms round off the first floor with a second en-suite shower room to bedroom 2.

Second Floor

The second floor boasts a further modern shower room and two more substantial double bedrooms, both of which are split level with one offering a separate adjoining storage room which benefits from a low level sky light providing access to the roof, where on a considerable flat surface area panoramic views of not only the grounds of the property but miles of breath-taking Norfolk countryside can be enjoyed.

Basement Level

Hidden behind a locked solid steel door with the appearance of a bookcase is a staircase of original tiles leading down to the cellar. There are three rooms including a hallway with a wine cellar and boiler room either side.

Outside

The Old Rectory is carefully positioned exactly square in the centre of a wide-ranging 4 acre plot (stms) There are two points of access in secure gates to the north and west aspects both offering driveways leading to the house. Much of the vast gardens are laid to lawn to keep a parkland feel complimented by a large pond as well as a wealth of mature trees ranging from copper beeches, ash and chestnut to a huge oak tree taking pride of place in the northeast corner which has stood for over 300 years. The front of the house has a patio area perfect for social occasions which has been built upon reinforced concrete to accommodate vehicles arriving from the western gate to reach the outbuildings to the east.

Gardens & Grounds

There are two driveways to the Rectory, the original driveway accessed from Church Lane. This is a sweeping driveway leading through the gardens to the west side of the house. The most used driveway is approached through the north through electrically operated remote controlled gates via a gravelled drive leading up to a parking area adjoining the house. To the north of the house is a large area of lawn, part of which has been professionally laid out as a grass tennis court. To the east is a raised kitchen garden with path leading up to the outbuildings, which include three storerooms and 3 bay cart shed. These out buildings are shielded from the house by mature trees. This in turn leads to a large pond located to the south of the house next to the main area of lawn which adjoins the patio. The patio runs the full south face of the house, leading round to the west and the south facing conservatory. This part of the garden has a park like setting sweeping from the south to the west of the house and adjoining the church. There are a selection of flower beds, with newly planted rhododendrons and fine, mature trees. To the north west of the house is a further area of lawn with seating area. This is reached by a gravelled path, which also leads to a wooden framed outbuilding, useful for storage. The gardens and grounds as a whole are bordered by established hedging and, to the south, young hedges. The gardens extend in all to approximately 3.3 acres.

Entrance Hall

Entrance door, original doors to the sitting room, drawing room, utility, cloakroom and kitchen, stairs to the first floor landing, solid steel bookcase door to the cellar, radiator, ceiling rose, oak flooring.

Rear Entrance Hall

Original door to the gym, radiator, ceiling rose, oak flooring.

Sitting Room

18'4" (5.59m) x 15'0" (4.57m)

Original timber frame windows to the front and side, cast iron fireplace with a reclaimed stone mantel and granite hearth, handmade coving and ceiling roses, oak flooring.

Drawing Room

18'11" (5.77m) x 14'9" (4.5m)

Original timber frame windows to the front and side, Jestmaster wood burner with wood surround and a tiled hearth, radiator, handmade coving and ceiling rose, oak flooring.

Gym/Reception Room 3

17'0" (5.18m) x 14'9" (4.5m)

Original timber frame windows to the side and rear, radiator, handmade coving and ceiling roses, oak flooring.

Cloakroom

7'2" (2.18m) x 4'8" (1.42m)

Original four panel door to the WC, coving, radiator, spotlights, oak flooring.



Bedroom 3

18'4" (5.59m) x 15'4" (4.67m)

Original timber frame windows to the front and side, integrated shelved storage, radiators, ceiling roses, oak flooring.

Second Floor Landing

Original doors to bedrooms 4 and 5 and shower room, spotlights, coving.

Shower Room

10' (3.05m) x 7'8" (2.34m)

Timber frame double glazed window to the rear, shower cubicle with power shower, two wash basins, low level WC, spotlights, tiled floor, underfloor heating.

Bedroom 4

19'5" (5.92m) x 18'6" (5.64m)

Timber frame double glazed windows to the side and rear, eaves storage, light well.

Bedroom 5

16'3" (4.95m) x 16'3" (4.95m)

Timber frame double glazed windows to the side and rear, door to the eaves, integrated wardrobe, steps to:-

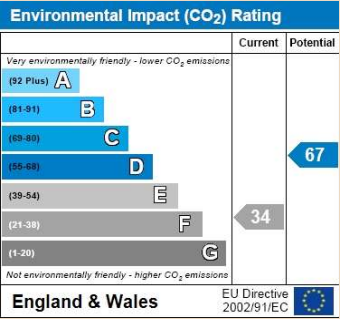
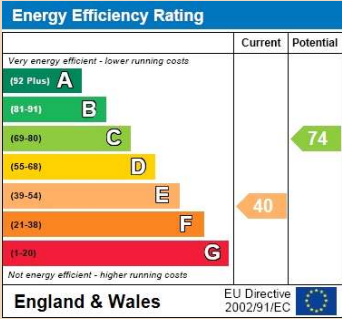
Storage Room

18'5" (5.61m) x 11'6" (3.51m)

Skylight, access to the roof.

Location

The Old Rectory is situated on the outskirts of the village of Ditchingham, which has a local shop and post office. The nearby market town of Bungay (1 mile) provides further specialist shopping, with a number of boutique shops alongside everyday amenities. There is also education from primary through to secondary. Norwich, the cathedral city and regional centre of East Anglia, is situated approximately 12 miles north west of The Old Rectory and provides further educational opportunities and transport links, with the main line rail service to London Liverpool Street with a journey time of 1 hour 40 minutes. Bungay 1 mile, Norwich 12 miles --- London Liverpool Street 1hr 40mins, Ipswich 35 miles (distances/time approximate)



Please note that we have not tested any apparatus, equipment, fixtures, fittings or services, and so cannot verify they are in working order and are fit for purpose. Furthermore our measurements are for an indication only and should not be taken as fact. Solicitors should confirm moveable items described in the sales particulars are, in fact, included in the sale, since circumstances do change during marketing or negotiations.

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WC

6'3" (1.91m) x 3'3" (0.99m)

Timber frame double glazed window to the rear, Victorian WC and wash basin with brass taps, spotlights, oak flooring.

Utility Room

10'4" (3.15m) x 7'11" (2.41m)

Timber frame double glazed window to the rear, handmade base and wall units with oak work surfaces and ceramic butler sink, space for a washing machine and an American fridge/freezer, spotlights, coving.

Kitchen

15'7" (4.75m) x 8'9" (2.67m)

Timber frame double glazed window to the rear, fitted with a range of handmade base and wall units, granite work surfaces and splashbacks, ceramic butler sink, granite island, Alpha oil Range cooker with extractor fan over, integrated Miele fridge/freezer, Miele double oven and Neff induction hob, spotlights, coving, radiator, tiled floor, underfloor heating.

Conservatory

23'8" (7.21m) x 13'3" (4.04m)

Amdega designed Victorian style conservatory with double glazed windows to all aspects, French doors leading to the front patio, tiled floor, underfloor heating.

Basement Level

Three Room Cellar with Wine Room

9'5" (2.87m) x 8'1" (2.46m)

Original tiled floor.

Lobby

7'9" (2.36m) x 7'5" (2.26m)

Offering access to the wine room and boiler room with original tiled floor.

Boiler Room

15'5" (4.7m) x 8'1" (2.46m)

High specification heating and electric systems, shelving units.

First Floor Landing

Solit level first floor landing offering double glazed skylight and original doors to the master bedroom and en-suite, bedrooms 2, 3 and 6, dressing room/bedroom 7, radiator, coving, ceiling roses, stairs to the seconf floor landing.

Master Bedroom

18'4" (5.59m) x 15'4" (4.67m)

Original timber framed windows to the front and side, original doors to the en-suite and dressing room/bedroom 7, radiator, handmade ceiling roses, oak flooring.

En-Suite

16'2" (4.93m) x 9'4" (2.84m)

Original timber frame windows to the side and rear, double-walk-in shower with a rainfall head and side jets, free standing Victorian bath, wash basin, low level WC, heated towel radiator, spotlights, coving, tiled floor, underfloor heating.

Bedroom 6/Study

11'1" (3.38m) x 10'5" (3.18m)

Original timber framed window to the rear, fitted desk unit and shelves, radiator, coving, spotlights, oak flooring.

Dressing Room/Bedroom 7

Original timber frame window to the front, radiator, oak flooring.

Bedroom 2

17'5" (5.31m) x 15'4" (4.67m)

Original timber frame windows to the side and rear, original door to the en-suite, integrated wardrobe, feature cast iron fireplace with wood surround and tiled hearth, radiator, coving, ceiling rose, oak flooring.

En-Suite

10'9" (3.28m) x 5'3" (1.6m)

Original timber frame window to the rear, shower cubicle with rainfall head, free standing enamel bath with Victorian style taps, wash basin, low level WC, column radiator, heated towel radiator, spotlights, coving, tiled floor, underfloor heating.



