



THE STORY OF

The Old Rectory

Shingham, Norfolk

SOWERBYS



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Shingham, Norfolk
PE37 8AY

Offered with No Onward Chain

Elegant Former Rectory with
18th-Century Origins

Peaceful Setting Beside 12th-
Century St Botolph's Church

1.2 Acres (STMS) of Private Gardens

Over 3,000 Sq. Ft. with a Versatile Layout

Five Bedrooms, Including a Ground-Floor
Bedroom and Spacious First-Floor Principal Suite

Stunning Kitchen/Dining/Garden
Room with Terrace Access

Multiple Reception Rooms Plus Study

Double Garage and Adjacent Workshop

Energy-Efficient Solar Hot Water System

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A timeless country home beside a 12th-century church, set within 1.2 acres (STMS) of private grounds overlooking open countryside and a deer park.

Set quietly at the heart of the peaceful hamlet of Shingham, The Old Rectory is a graceful and characterful home that speaks to a different pace of life - a life connected to the land, the seasons, and centuries of local heritage. This former rectory, positioned immediately beside the ancient and atmospheric St Botolph's Church, is the kind of home that rarely comes to market, and when it does, it invites not only admiration but belonging.

Extended and lovingly renovated over many happy years, this warm and welcoming house blends the charm and craftsmanship of its 18th-century roots with thoughtful, modern improvements that make it not only beautiful but entirely liveable. Among these upgrades is the addition of a solar hot water system, providing energy efficiency and reduced utility costs - an eco-conscious complement to the home's timeless appeal.

The property sits within approximately 1.2 acres (STMS) of established gardens and grounds - an idyllic patchwork of lawns, mature trees and open vistas that stretch out over surrounding fields and the edge of a deer park. This natural beauty is ever-present from within the home, especially from the delightful garden room, which offers uninterrupted views and is a favourite space for morning coffee, reading, or simply watching the world slow down.



Inside, the home extends to more than 3,000 sq. ft. across two spacious floors. The layout flows elegantly from room to room, with both formal and informal living spaces that accommodate everything from quiet family evenings to lively celebrations. At its heart is the large kitchen/dining/garden room, where natural light floods in through wide doors that open directly onto the garden terrace. This is a space built for living - cooking, gathering, sharing, and making memories.

The adjacent drawing room and sitting room offer their own unique atmospheres, whether you're entertaining guests or relaxing with a good book by the fire. The study/home office, perfectly placed for peace and productivity, is a valuable addition for those who work remotely or seek a private retreat. A ground-floor bedroom, along with a utility area, shower room, and large boot room, adds flexibility and function.



Our favourite spot in the house is the garden room with its beautiful views over fields and the deer park with pond.





Upstairs, the home offers a further four comfortable bedrooms, including a generous principal suite which makes up one of three bedrooms with their own modern en-suites, all with lovely views of the surrounding landscape. The en-suite guest bathroom has a door to the hall and acts as a family bathroom.

Outside, the magic continues. From the charming approach down a private driveway through an avenue of trees, to the secluded lawns, pond and extra height double garage with extensive storage and separate workroom, every inch of the property has been carefully maintained and thoughtfully designed to enhance the lifestyle on offer here. Children can explore, adults can unwind, and nature remains a constant presence.

And then there's the location. Shingham is a hidden gem—unspoilt, quiet, and surrounded by some of Norfolk's finest countryside. Beachamwell, a nearby village with a vibrant community, is within walking distance, while forest walks, historic ruins, and nature reserves are yours to explore. For broader adventures, the North Norfolk coast, with its sandy beaches and coastal villages, is just a scenic drive away.

The Old Rectory isn't just a house—it's a story, a sanctuary, and a way of life. It's a place where time slows, memories are made, and the beauty of the Norfolk countryside becomes part of your every day.





Parts of The Old Rectory date back to the 18th Century. St Botolph's Church (next door) is 12th Century with a Norman arch doorway!





First Floor
Approximate Floor Area
983 sq. ft
(91.32 sq. m)



Ground Floor
Approximate Floor Area
2063 sq. ft
(191.65 sq. m)

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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Shingham

SERENITY IN THE NORFOLK COUNTRYSIDE

Shingham is a tranquil rural hamlet in the heart of Norfolk, offering a peaceful countryside lifestyle while benefiting from excellent amenities in nearby towns and villages. Surrounded by rolling farmland and scenic landscapes, it is an ideal location for those seeking a quiet retreat with easy access to essential services and leisure facilities.

While Shingham itself is a small and unspoilt hamlet, the neighbouring village of Beachamwell provides a welcoming community with a charming parish church and access to scenic walking routes. Just a 10-minute drive away, the historic market town of Swaffham offers a wide range of amenities, including supermarkets such as Waitrose, Tesco, and Asda, along with independent shops, pubs, restaurants, and cafés. The town is also well-served by three doctors' surgeries, primary and secondary schools, and a variety of leisure and sporting facilities, including a popular golf club. Swaffham's vibrant Saturday market and historic landmarks, such as The Buttercross and the impressive parish church, add to its appeal.

For those needing further amenities, King's Lynn is approximately 15 miles west, providing excellent transport links, additional shopping options, and a rich history dating back to the Middle Ages. Once England's most important port, its well-preserved medieval and Georgian architecture, the historic quarter, and attractions like True's Yard Museum and The Walks park offer plenty to explore. Norwich, around 30 miles away, provides even more extensive shopping, cultural, and entertainment opportunities.

With its peaceful rural setting and easy access to nearby towns, Shingham offers the best of both worlds—tranquil countryside living with modern conveniences just a short drive away.



Note from the Vendor



“We have too many favourite places to explore nearby - forest walks from the house, Castle & West Acre and the North Norfolk coast.”



SERVICES CONNECTED

Mains electricity and water. Drainage to septic tank. Oil fired central heating and Solar hot water system.

COUNCIL TAX

Band F.

ENERGY EFFICIENCY RATING

D. Ref: 0370-2904-4470-2225-5871

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: ///launched.pushover.senders

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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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