



A beguiling Georgian Old Rectory

The Old Rectory, Itteringham

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A glorious position, with peace and privacy.

5  4  3  8 

- Aylsham – 4 miles
- Holt – 8 miles
- Norwich – 16 miles

Entrance hall, drawing room, dining room, snug, study, kitchen/breakfast

room, larder, utility, bootroom, shower room/WC. Five bedrooms, three bathrooms.

Coach house, hard tennis court, mature gardens, pond, stream.

The Property

The Old Rectory is a beguiling home. A Georgian gem that enjoys genuine peace, privacy and serenity within 'Old Norfolk', bordering the stately estates of Blickling and Wolterton, with ancient woodland and undulating farmland around you. It is one of the finest positions of an Old Rectory in the county.

As you sweep down to the house, you immediately get a sense of leaving civilisation behind and the calming nature of the surroundings. This continues within the house not least as there is no neighbour, or indeed building, in sight other than the pretty church tucked away behind a copse owned by the Old Rectory.

The interiors are refined and wonderfully unspoilt, with elegant rooms enjoying plenty of light. A particularly lovely room is the drawing room, with attractive marble open fireplace, alcoves, and large south facing window with shutters. The dining room is also notable, again with open fireplace and southerly aspect, and both rooms are of that perfect scale that works both for entertaining, and cosy evenings. The snug is a delight, with open fire with Georgian surround, alcove shelving and cabinetry, and French doors providing direct access out to the south to west facing patio, it's the ideal room to take in the famous Norfolk sunsets. Beyond the graceful staircase you head to the rear of

the house and the traditionally functional areas. A homely kitchen/breakfast room, with tall ceilings and Aga, is a great everyday space with fitted cabinetry, and a view from the sink across the gardens and meadows. Beyond this is a proper north facing larder with Welsh slate shelving, a useful utility room and a study. A large bootroom, essential for country living with muddy dogs and boots, serves as the regular entrance, with drying room.

Much like the ground floor, the first floor principal bedrooms are at the front of the house to make the most of the setting. The main bedroom is complete with fitted wardrobes, either side of an ornate fireplace, and has an en suite bathroom with walk in shower. This also serves the neighbouring bedroom, a charming room again with fireplace and wardrobes, and fine view of the grounds. Across a large landing space, filled with natural light, are a further three double bedrooms, each with their own character, with two spacious bathrooms opposite, one with bath and shower, the other with traditional roll top bath and a large airing cupboard. The house enjoys a main staircase, and a back staircase down to the kitchen.









Gardens and Grounds

The gardens and grounds have a wonderful maturity, complementing and framing the house perfectly. The approach is over a drive that leads along the edge of the park like grounds, lined with young oak trees. Passing over a cattle grid, you sweep through ancient Beech trees, underplanted with snow drops and rhododendrons, before arriving at the house. There is plenty of parking both beside the house, and in front of the coach house.

The grounds are about eight acres, providing brilliant protection and control. The immediate surroundings are lawns, that blend into the park to the south and run to a stream to the west to divide the formal area from the wilder water meadow. Further lawns are in the partly walled gardens at the rear of the house, with well stocked herbaceous borders. On the west of the house is a large patio, perfectly positioned for afternoon and evening sun and making for an idyllic spot for entertaining and relaxing, or simply watching the wildlife in the gardens and meadows. To the east of the house is a further partly walled south facing garden, hosting the kitchen garden. This charming area has a greenhouse, former cold frames, vegetable, salad and herb beds framed by brick paths, together with box hedging, bay and orchard, and is well set for the next custodian to produce their own fresh produce.

Beyond the kitchen garden is a hard tennis court, that would need resurfacing, with shrubbery protecting it from the wind. The wider land makes a significant contribution to the lifestyle of The Old Rectory. Undulating pasture rolls down from the church to the house, and is park like in appearance, and which is seasonally grazed by sheep and a crop of hay, but could become a wild flower meadow with paths to the church or picnic spots to sit and admire the house and countryside. Lower water meadows run along the western side of the land, and is a haven for wildlife, particularly with the pond and brook running through. A defining feature of The Old Rectory is its trees, with a fine array of broadleaf specimens, particularly the beech, yew, lime and oak, together with the Alders in the meadows. They provide a wonderful backdrop and blend the house with the countryside.

To the east of the house is the traditional coach house, a substantial building currently used as garaging and storage, with original floors and stalls at one end, and hay loft above. It's a brilliant asset to the house, and could be utilised in many different ways to suit personal requirements, such as studio, annexe and a work from home space.

Situation

The Old Rectory is located in one of the prettiest and unspoilt areas of North Norfolk, on the edge of the village of Itteringham, within the valley of the picturesque River Bure. The village has a renowned gastro pub, the Walpole Arms, serving locally sourced food and complete with its own gin distillery, and a village shop run by the community, with delicious deli counter. Both the aforementioned are under a mile from the house.

The village pub was named after the former owner of neighbouring Wolterton Hall, Horatio Walpole, brother of the then prime minister Sir Robert Walpole. The impressive Palladian country house and the estate neighbour the village, as does the National Trust's Blickling Estate, with the Jacobean hall replacing the Tudor hall that was believed to be the birth place of Anne Boleyn. The calibre of surrounding estates have defined the surrounding countryside, with ancient wood plantations, rolling farmland and park, all enjoyed from The Old Rectory via a network of footpaths.

Everyday amenities are in the nearby thriving market town of Aylsham, with a great range of independent shops, alongside a supermarket, M&S petrol station, green grocers, bakers, butchers, hardware shops and florists. There are several cafes and the popular Bread Source bakery, art galleries, and public houses.

The ever popular town of Holt is about 8 miles and is famous as the home of Gresham's Public School as well as for its excellent independent shops and restaurants. The Cathedral city and regional centre of Norwich is about 16 miles and the North Norfolk Coast, renowned for its sandy beaches, bird reserves and sailing facilities is about three miles to the north of Holt.







Services

Mains water and electricity. Oil fired central heating. Private drainage.

Agent's Note

1. Parts of the wider land are subject to an AHA tenancy. Details available upon request. Vacant possession may be available by separate negotiation.
2. Part of the land are subject to an overage, details upon request.

Fixtures & Fittings

All fixtures and fittings including fitted carpets and curtains are specifically excluded from the sale, but may be available in addition, subject to separate negotiation.

Viewings

Strictly by appointment with Savills or Brown & Co. If there is any point which is of particular importance to you, we invite you to discuss this with us, especially before you travel to view the property.



The Old Rectory, Church Road



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Main House gross internal area = 4,356 sq ft / 404.7 sq m

Outbuilding gross internal area = 872 sq ft / 81.0 sq m

Total gross internal area = 5,228 sq ft / 485.7 sq m



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