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THE STORY OF

# Low Farm

*Shotesham St. Mary, Norfolk*

SOWERBYS



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# Low Farm

Wash Lane, Shotesham St. Mary, Norfolk  
NR15 1XX

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Exemplary Conversion of an 18th  
Century Norfolk Barn

Impeccable Accommodation  
Approaching 4,000 Sq Ft

Four Large Bedrooms

Highly Versatile Accommodation

Exacting Specification Throughout

Idyllic Countryside Location

Pristine Plot of 0.8 Acres (STMS)

Rolling Field Views in All Directions

Triple Garage with Annexe/Studio Above

Easy Reach of Norwich and Transport Links

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Set amongst the idyllic rolling countryside of South Norfolk, this remarkable home showcases the very best of inspired design and a fine eye for detail. Originally an agricultural barn dating back to the 18th Century, the current owners were heavily involved in the conversion with a strong focus on quality, functionality and harmony with the surrounding environment. Originally designed to be totally off grid and self sufficient, evidence of this legacy remains with a large array of solar panels for electricity generation and hot water, rainwater harvesting for watering garden, private water supply and even a productive kitchen garden.

The main barn boasts almost 3,500 sq ft in a horseshoe shape, making for a brilliantly versatile layout with numerous wings around a central courtyard. The kitchen/dining room serves as a stunning anchor point between both wings, carefully designed to weave a modern and sociable way of living into the home, without for a moment compromising on the character and drama of the original structure. The sitting room brings excellent balance to the open plan reception and showcases extraordinary volume courtesy of the double height vaulted ceiling and exposed original timbers. Not to mention the window perfectly framing the field views beyond; an ever changing work of art!

Elsewhere on the ground floor, a shower room, optional study/bedroom and a large utility room take care of the practicalities whilst two ground floor bedrooms and two further bathrooms, including one en-suite, make for a brilliantly versatile and futureproof layout. Many of the ground floor spaces enjoy direct access to the south-west facing courtyard, a total oasis that integrates with the ground floor wonderfully.

The first floor is home to a further large double bedroom - an excellent option for the principal suite - featuring yet more character, breathtaking volume and a clever integration of extensive storage and an en-suite WC.

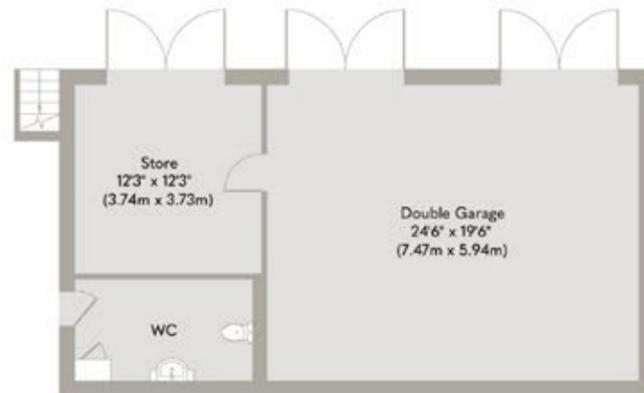




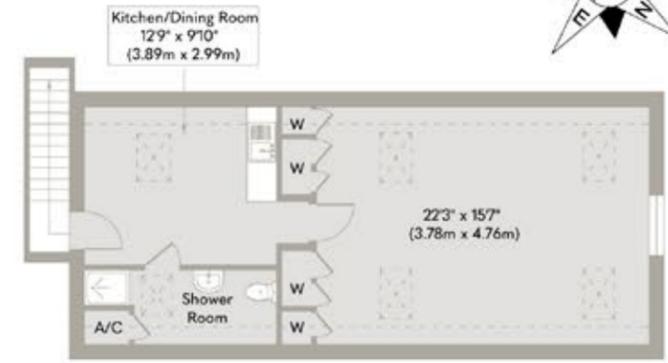
Of all the fine features to this home, the plot in which it sits is among the most memorable. Just shy of an acre (STMS), it is packed with features, teeming with life, colour and an accomplished eye for sympathetic landscaping. The large sweeping driveway behind electric gates envelops the natural pond, whilst manicured areas of lawn are interspersed with well-stocked beds. The aforementioned central courtyard is a total oasis of calm and sophisticated design with the kitchen garden at the southern corner of the plot a happy space to while away the hours.

Among the many outbuildings, the large detached garage boasts two garage bays alongside a further full width store and a WC, perfect for the gardener or barbecue guests! Above, the first floor of the garage has been expertly converted to provide a studio/annexe complete with kitchen and a shower room to further cement this as a home able to accommodate the most unique of lifestyle requirements.





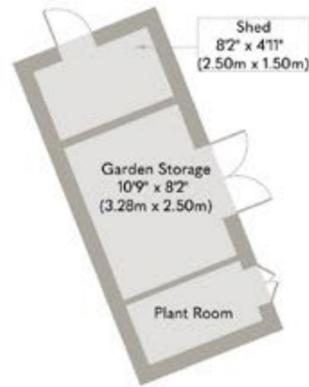
**Garage Block**  
Approximate Floor Area  
713 Sq. Ft  
(66 Sq. M)



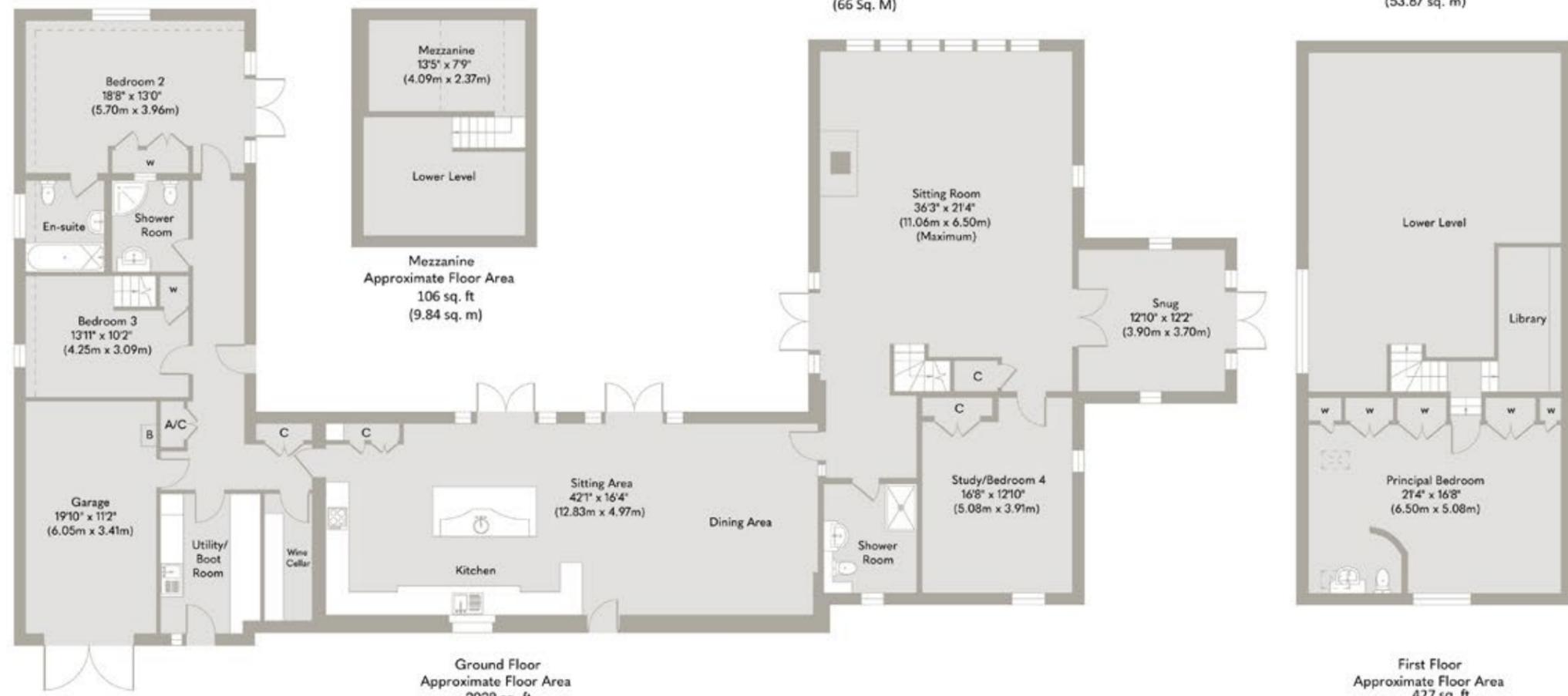
**First Floor Annexe**  
Approximate Floor Area  
580 sq. ft  
(53.87 sq. m)



**Greenhouse**  
92' x 78'  
(2.80m x 2.33m)



**Outbuilding**  
Approximate Floor Area  
238 sq. ft  
(22.14 sq. m)



**Ground Floor**  
Approximate Floor Area  
2938 sq. ft  
(272.94 sq. m)

**First Floor**  
Approximate Floor Area  
427 sq. ft  
(39.66 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. Copyright V360 Ltd 2025 | www.houseviz.com

# Shotesham St Mary

A CHARMING HAMLET WITHIN SOUTH NORFOLK COUNTRYSIDE

Within the rolling countryside of South Norfolk, Shotesham St Mary is a charming rural hamlet, centred around St Mary's church.

Just a mile away, Shotesham All Saints is one of South Norfolk's most desirable villages, steeped in history and extending back in excess of 1000 years. Located on the valley of the River Tas, Shotesham has a local conservation group, a village pub, and many attractive period listed properties. There are numerous walks and bridleways, and Boudicca Way, named after the Iceni warrior queen, passes nearby, providing a 36 mile walking route through south Norfolk countryside, linking Norwich and Diss. Just 8 miles south of the city, Shotesham All Saints is perfectly placed for commuting, whether it's into Norwich, or south to Cambridge and London.

The historic city of Norwich has everything you would desire of a vibrant regional capital. Its perfectly preserved medieval streets are home to a thriving community of small businesses, a vibrant food scene and an established arts culture. To the west 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. There are also a number of sought after schools and colleges.

It is also a gateway to a county that continues to inspire people with its unspoilt landscapes, open spaces and big skies. When the bright lights call, trains to Liverpool Street take just 90 minutes, and the city's airport flies to a number of UK destinations, as well as direct to Amsterdam.

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



“...ground floor spaces enjoy direct access to the courtyard, a total oasis that integrates with the ground floor wonderfully.”



### SERVICES CONNECTED

Mains electricity, water via borehole, drainage to domestic sewage plant, underground LPG tank serving boilers for heating, air source heat pumps for air conditioning, rainwater harvester.

### COUNCIL TAX

Band G.

### ENERGY EFFICIENCY RATING

D. Ref:- 9289-2857-6297-9698-8941

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: ///dream.flock.newsreel

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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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