



The Old Rectory
Church Road | Ashby St. Mary | Norfolk | NR14 7BJ

AN AIR OF ELEGANCE



A handsome country rectory, fully refurbished and beautifully combining period charm with contemporary style, sitting in around five acres of parkland-style gardens.

With a two-bedroom cottage and two-bedroom apartment, this is a property with plenty to offer.

Outside, all you hear is birdsong - this is a truly idyllic location yet within easy reach of Norwich, all you could ask for and so much more!



KEY FEATURES

- A Beautiful Former Rectory built in 1858, Fully Renovated and Extended situated in a Small Hamlet on the Outskirts of the Village of Ashby St. Mary
- Five Bedrooms each with En-Suite Bath/Shower Rooms
- The Principal Bedroom also benefits from a Dressing Room
- Stunning Open Plan Kitchen/Family/Dining Room
- Separate Pantry, Boot Room and Laundry Room
- Cosy Sitting Room and Study plus Ground Floor WC
- Detached Coach House with Two En-Suite Bedrooms, Private Patio Garden & Parking
- Self-Contained Apartment with Two En-Suite Bedrooms
- Extensive Parking with Cart Lodges and EV Charger
- Outbuildings include a Store, Workshop, Wood Store and Cart Stand for Machinery Storage
- The Grounds extend to around 5 acres and include a Large Terrace, a Vegetable Garden, Orchard and Woodland
- The Accommodation in Total including All Outbuildings extends to 7,860 sq.ft
- Energy Rating: C

Beautifully renovated and extended, this former rectory impresses at every turn. Built in 1858, it balances late Georgian and early Victorian style with a modern twist and works brilliantly for family life and entertaining alike. There's plenty of income potential from the holiday cottage and apartment, plus planning permission for a pool and leisure complex.

Standing Out From The Crowd

Every now and then, you come across a home that stays with you, memorable for all the right reasons. This is one of those - yes, it's impressive and spacious, but there's so much more to it. The location is a win, right from the start. The house is well positioned within its five-acre plot, so you look out over your own land from every window, the gardens dotted with mature trees and bordered with hedging, giving you a lovely green view on all sides. You're on a quiet lane with very little passing traffic, so you can hear birdsong when you step outside and you'll see every kind of garden bird here, as well as red deer, muntjac, hedgehogs and more. The house itself is all but hidden from the road, so it's a lovely retreat from the outside world, a place where you can unwind away from it all, or where you can gather friends and family and make precious memories together. During their time here, the owners have stripped everything back, repairing the roof, knocking down walls, extending, insulating, replastering and reconfiguring. The result is a house that sensitively retains its original character but is also supremely comfortable and very easy to live in, working perfectly for today's busy family lifestyles.





KEY FEATURES

Where Character Meets Contemporary

The mellow red bricks of the main house are attractive and the original parts blend seamlessly into the modern additions, thanks to the handmade, bespoke bricks that are beautifully weathered to match the older ones. It makes for a very handsome home and one that draws you in. Once you're through the front door, you find yourself in a spacious and impressive hallway with a feature fireplace, setting the tone for the features found around the rest of the house. There's a cosy snug with a log burner to one side, in what would most likely have been the original dining room. The stairs are a recent addition but lovingly crafted to look like the older ones, and the finials have been retained and used in the new stairs. The study is tucked away at the back of the house, along with a generous laundry room and a boot room that's perfect for wet dogs and muddy boots - a good practical touch. Along the passageway in this part of the home, you'll notice the original range, retained by the owners to make a striking and beautiful feature. We move into the heart of any home, the kitchen. And what a kitchen this is! With elegant units topped by granite, you have an Everhot range, a central island, a large walk-in pantry, a wine fridge, zoned lighting, sapele bifold doors and windows, electric veluxes in the roof lantern... in short, it ticks every box and then some. The large dining area is flooded with light and there's a generous seating area where the owners spend the evenings when it's not warm enough to be outside. You can picture the family gathered round the table, movie nights on the big sofas, friends sharing drinks around the island - this is where it all happens. And every window looks out over the grounds and mature trees, a view that means you're attuned to the changing seasons around you. Upstairs, all the bedrooms have their own en-suite or share a Jack and Jill bathroom. All bedrooms and bathrooms are unusually spacious and the bathrooms have generous walk-in showers. Even with a houseful, there's no need to wait your turn! As you can imagine, this is a fabulous home in summer, the doors open to make the most of the setting and for full enjoyment of the garden, while in winter, the insulation and the reproduction windows and doors mean it's a home that stays comfortably warm. It's also a home that lends itself to being decorated for Christmas and works as well with a houseful as it does when the owners are home alone, being just the right size to accommodate a crowd but also offering more intimate and cosy spaces.





KEY FEATURES

Additional Income

As well as the main house, there's a two-bedroom apartment over the cart lodge, plus a two-bedroom coach house that's currently a very successful holiday let but would also make a superb annexe for multi-generational living. This has its own outside space and parking, so it's totally separate to the rectory and there's no compromise with privacy for either residence. Together these offer great income potential - and there's more to come. The owners have been granted planning permission for an indoor swimming pool and had planned to rent this out on a timeshare basis. The work has begun, so the permission won't expire, with the creation of a lovely undercover terrace which would lead to the pool building - and again, guests could park up and enter separately from the house so you wouldn't be aware of their comings and goings.

In Love With The Location

The grounds here extend to around five acres and include a large terrace that's perfect for al-fresco dining and soaking up the sun, a vegetable garden, orchard, woodland, magnificent fig trees and more. Enjoy star gazing on clear nights and watching the leaves blaze with autumn colours each year. You can imagine your children or grandchildren running around in the garden, exploring the woods, going on a bug hunt or building dens. There's a paddock that would be perfect for a family pony - you really can live the countryside dream here! It feels incredibly secluded and tranquil, yet you're surprisingly well connected. This is a small village but a friendly one, with an active cricket club, and it neighbours the vibrant village of Thurton, which is known for having a strong community. Thurton has a pre-school, primary, village hall and pub, so it's perfect for families, and if you're new to the area, you'll soon put down roots and feel right at home. The beautiful and historic city of Norwich, known for its lively arts scene, shopping and gastronomy, is just a few miles up the road, while the coast and the Broads are also within easy reach.

















THE COACH HOUSE





THE APARTMENT













INFORMATION



On The Doorstep

The village of Ashby St. Mary is within easy reach of the Broads and the beautiful coastline. There's a village shop, post office and pub nearby in Rockland St Mary and a much wider range of amenities in Loddon including a Co-operative food store, newsagents, butchers, and various takeaway food outlets. There is also a movie rental store, a beauty salon, tearoom, doctor's surgery, dentist, a veterinary surgery, bank, post office, library, opticians and a hardware store. Loddon also has three schools including Loddon infant and nursery, junior and high schools. Langley independent school is just to the north of the town.

How Far Is It To?

Norwich city centre, around 9 miles, provides a large array of cultural and leisure facilities including Chantry Place and Castle Quarter shopping centres, bars, restaurants, theatres and cinemas. There are a number of good schools in both, state and private sectors as well as the University of East Anglia. Norwich has a main line station to London Liverpool Street with an approximate journey time of 1 hour 50 mins, also providing commuter trains to Cambridge. There is an international airport to the north side of the city and access to most major trunk roads. From the A11 Newmarket Road, Cambridge lies approximately 60 miles to the south-west and Newmarket 47 miles.

Directions

Leave Norwich heading east on the A146/ Loddon Road. Ignoring the first turning left, keep going until you reach the village of Thurton. (1 mile from the village) Turn left into Ashby Road, take the third right on to Mill Common, continue along this road out along a country lane until you come to a triangle in the road, (use this as a roundabout) as you will have arrived at The Old Rectory, which will be on your right.

Services, District Council and Tenure

Oil Central Heating, Mains Water and Drainage via Cesspool

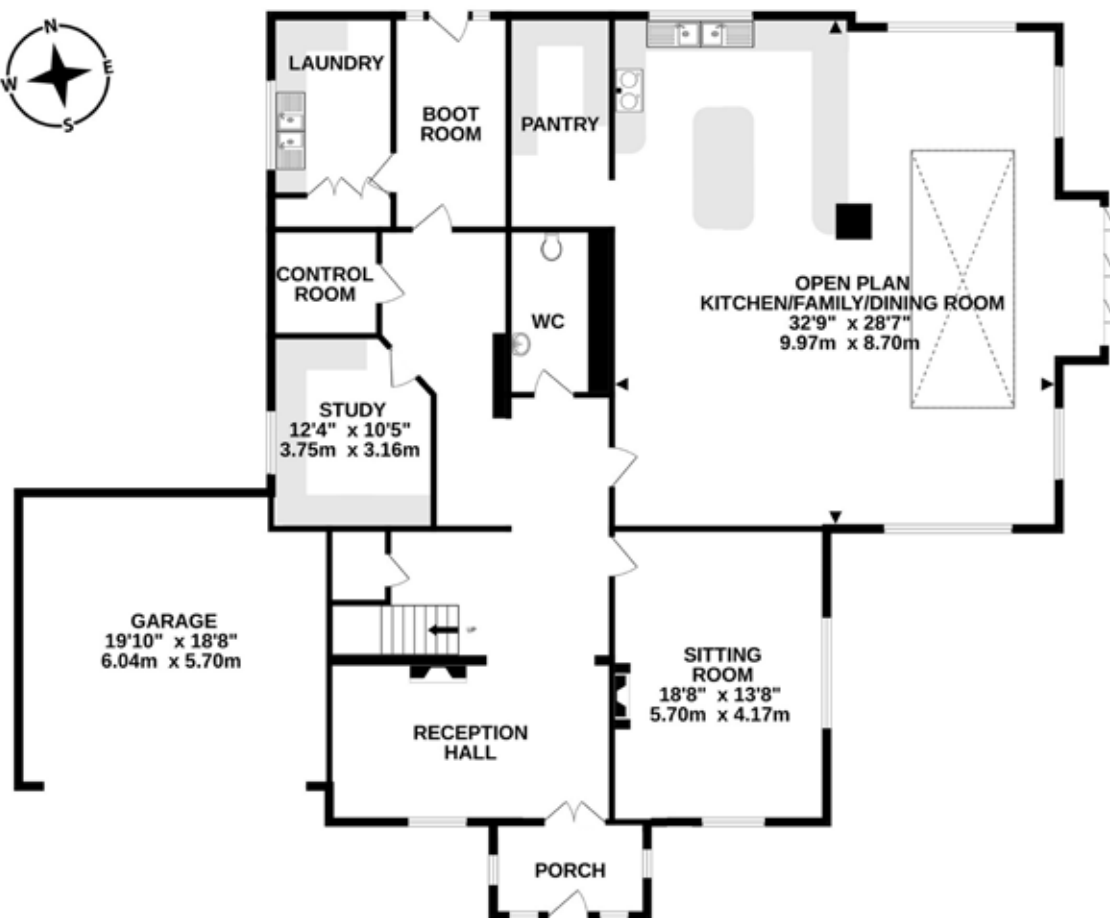
Broadband Available - vendor uses SKY and BT

Mobile Phone Reception - varies depending on network provider

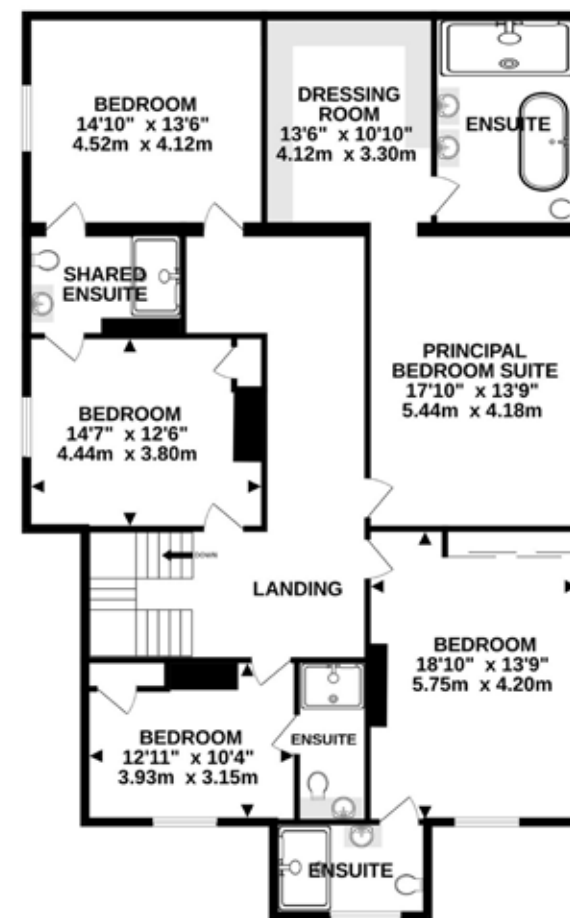
Please see www.checker.ofcom.org.uk - for Broadband/Mobile availability

South Norfolk District Council - Council Tax Band G for Main House
Freehold





GROUND FLOOR
2650 sq.ft. (246.2 sq.m.) approx.



1ST FLOOR
1786 sq.ft. (165.9 sq.m.) approx.

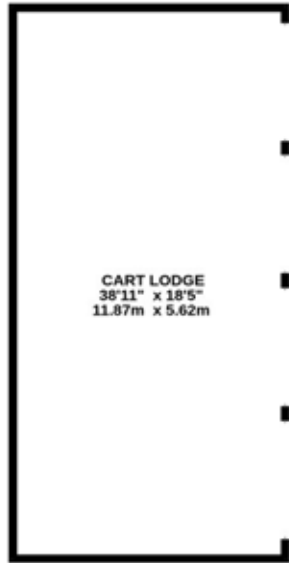
FLOOR AREA : MAIN HOUSE (INCLUDING GARAGE) : 4436 sq.ft. (412.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, all measurements are approximate and no responsibility is taken for any error, omission or mis-statement.
This plan is for illustrative purposes only. www.norfolkpropertyphotos.co.uk

Norfolk Country Properties. Registered in England and Wales No. 06777456. Registered Office - Blyth House, Rendham Road, Saxmundham, IP17 1WA.

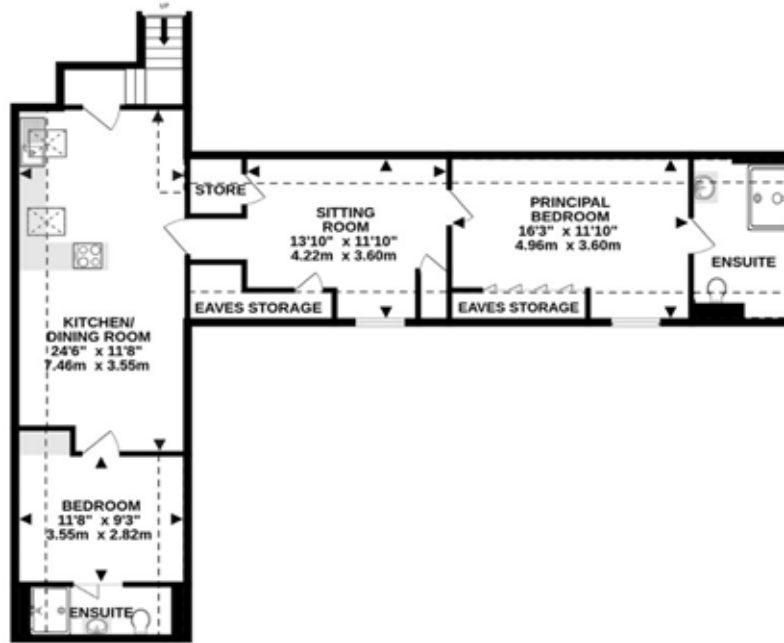
Copyright © Fine & Country Ltd.

Please Note: All images and floorplans shown in the brochure and online remain copyright to the individual photographer and may not be used for any purposes whatsoever without prior permission.



CART LODGE
38'11" x 18'5"
11.87m x 5.62m

CART LODGE
718 sq.ft. (66.7 sq.m.) approx.



APARTMENT
949 sq.ft. (88.2 sq.m.) approx.



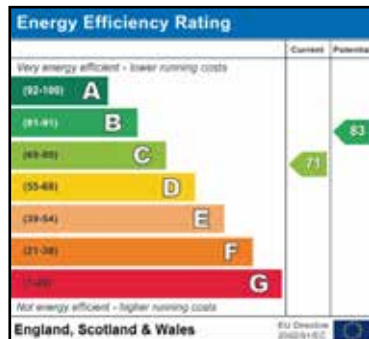
COACH HOUSE
1ST FLOOR
421 sq.ft. (39.1 sq.m.) approx.



COACH HOUSE
GROUND FLOOR
464 sq.ft. (43.1 sq.m.) approx.



OUTBUILDINGS
871 sq.ft. (81.0 sq.m.) approx.



FLOOR AREA - ADDITIONAL BUILDINGS : 3424 sq.ft. (318.1 sq.m.) approx.
GRAND TOTAL : 7860 sq.ft. (730.2 sq.m.) approx..

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, all measurements are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only. www.norfolkpropertyphotos.co.uk
Made with Metropix ©2026

NB: DASHED AREA DENOTES
RESTRICTED HEAD ROOM

Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property.

For a free valuation, contact the numbers listed on the brochure.





FINE & COUNTRY

Fine & Country is a global network of estate agencies specialising in the marketing, sale and rental of luxury residential property. With offices in the UK, Australia, Egypt, France, Hungary, Italy, Malta, Namibia, Portugal, South Africa, Spain, The Channel Islands, UAE, USA and West Africa we combine the widespread exposure of the international marketplace with the local expertise and knowledge of carefully selected independent property professionals.

Fine & Country appreciates the most exclusive properties require a more compelling, sophisticated and intelligent presentation - leading to a common, yet uniquely exercised and successful strategy emphasising the lifestyle qualities of the property.

This unique approach to luxury homes marketing delivers high quality, intelligent and creative concepts for property promotion combined with the latest technology and marketing techniques.

We understand moving home is one of the most important decisions you make; your home is both a financial and emotional investment. With Fine & Country you benefit from the local knowledge, experience, expertise and contacts of a well trained, educated and courteous team of professionals, working to make the sale or purchase of your property as stress free as possible.

THE FINE & COUNTRY
FOUNDATION

Fine & Country Foundation, charity no. 1160989

Striving to relieve homelessness.

To find out more please visit fineandcountry.com/uk/foundation



follow Fine & Country Norwich on



Fine & Country Norwich
12-14 Queen Street, Norwich, Norfolk, NR2 4SQ
01603 221888 | norwich@fineandcountry.com

