



THE STORY OF

# Ashcroft House

*Lower Bodham, Norfolk*

**SOWERBYS**



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# Ashcroft House

Rectory Road, Lower Bodham, Norfolk  
NR25 6PR

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Newly Built Bespoke Home in a  
Prestigious North Norfolk Setting

Stunning Open Countryside and  
Far-Reaching Rural Views

Close to Holt and the North Norfolk Coastline

Elegant Storey-and-a-Half Architectural Design

Vaulted Ceilings and Beautifully  
Light-Filled Interiors

Luxury Handmade Kitchen with  
Integrated Bosch Appliances

Air Source Heat Pump and Underfloor  
Heating Throughout

EV-Ready Triple Bay Cart Lodge with  
Future Conversion Potential

Landscaped Gardens with Additional  
Land Available Separately

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Ashcroft House is an exceptional newly built home set along one of North Norfolk's most desirable and quietly prestigious roads, where refined craftsmanship, timeless architecture and modern comfort come together in a truly idyllic countryside setting. Surrounded by open arable farmland, the house enjoys an extraordinary sense of space, privacy and calm, with uninterrupted rural views that change beautifully with the seasons, while the celebrated North Norfolk coastline and the Georgian market town of Holt remain just moments away.

Thoughtfully designed by Rebecca and David Mack, Ashcroft House has been created with a clear vision, to deliver a home that feels both elegant and enduring, rich in character yet perfectly suited to contemporary family life. Built by the highly regarded local firm TPH Construction, renowned for their meticulous attention to detail and commitment to quality, the property has been crafted with warmth, sophistication and longevity in mind. Every aspect of the home reflects a careful balance between luxury and practicality, further complemented by the reassurance of a 10-year Structural Defects Insurance Policy.

Life here is defined as much by the surrounding landscape as by the house itself. North Norfolk has long been cherished for its remarkable coastline, expansive beaches, sailing waters and nature reserves, and some of the region's most celebrated destinations - including Holkham, Wells-next-the-Sea, Blakeney and Cley, are all within easy reach. Nearby Holt offers a vibrant yet understated lifestyle, known for its independent boutiques, cafés, galleries and restaurants, all wrapped within elegant Georgian architecture and a strong sense of community. For families, the location is equally compelling. The prestigious Gresham's School, recently named "Best Public School 2026" at the Tatler Schools Awards, is close by.





Architecturally, Ashcroft House has been carefully considered to feel distinctive and characterful. Rather than adopting conventional two-storey proportions, the designers intentionally chose a storey-and-a-half form to create a more elegant and visually engaging silhouette. Beautifully crafted lead-clad dormer windows add texture and architectural depth, allowing the home to sit naturally within its rural surroundings.

Inside, the changing rooflines, vaulted ceilings and carefully positioned dormers create a home filled with atmosphere and individuality. Each upstairs room possesses its own unique personality, while natural light moves effortlessly throughout the day, enhancing the warmth and texture of the interiors. The principal bedroom enjoys particularly spectacular views through a striking feature window that perfectly frames the evening sky and North Norfolk's unforgettable sunsets.

The connection between house and landscape continues outdoors, where the rear terrace has been positioned to capture long summer afternoons and golden evening light. Facing north-west across the countryside, it provides an exceptional setting for outdoor dining, entertaining or simply unwinding as the sun disappears over the fields.

Throughout the property, an impressive collection of respected local craftsmen and premium suppliers have contributed to the home's exceptional finish. Bespoke estate fencing, luxurious spa-inspired bathrooms and a handmade in-frame Shaker kitchen by Dale Head Woodworkers all ensure effortless everyday living. Specialist timber windows, doors and entrance gates by Advanced Joinery further reinforce the home's blend of traditional craftsmanship and modern performance.

Behind its timeless appearance, Ashcroft House has also been designed with modern efficiency and future-proofed living in mind.

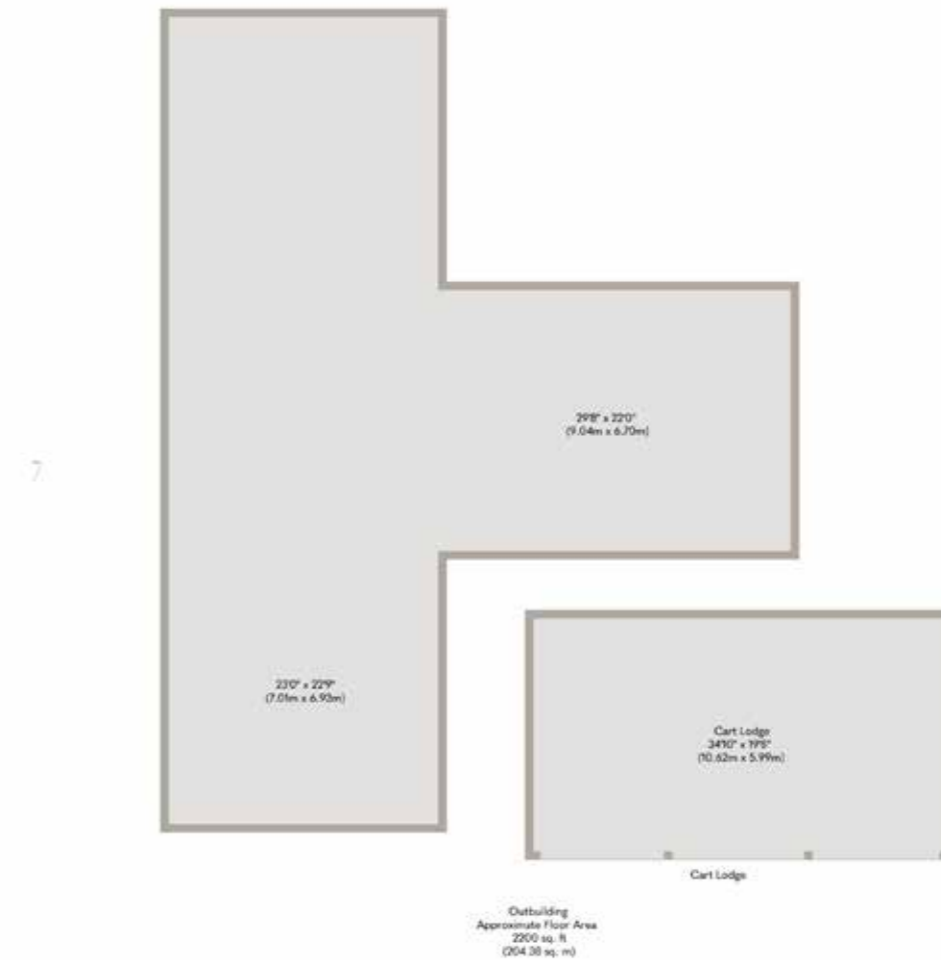
An air source heat pump powers the heating system, with underfloor heating throughout the ground floor and additional electric underfloor heating in the upstairs bathrooms. CAT 6 wiring has been installed throughout the house, ensuring exceptional connectivity and smart home capability, while the garage is already equipped for electric vehicle charging and the entrance gates are fully prepared for future automation. The garage itself has been thoughtfully designed to allow for future conversion, including the possibility of additional first-floor accommodation should future owners wish to create guest suites, studio space or further living areas.

Within the grounds, a redundant outbuilding also offers exciting long-term potential. Planning permission already exists for demolition, which the vendor is willing to undertake post-exchange if required, while separate consent to reroof and reclad opens the opportunity for a variety of ancillary uses associated with the main house, including guest accommodation, a home office, gym or creative studio space.

The grounds strike a wonderful balance between maturity and opportunity. Two magnificent mature trees anchor the rear garden, while newly planted native hedgerows enhance both privacy and biodiversity. The landscaping has intentionally been left young enough to allow future owners the rare opportunity to shape and evolve the gardens entirely to their own vision over time.

Additional land to the rear is also available by separate negotiation, offering even greater scope to create an exceptional private country setting.





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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# Lower Bodham

WELL-POSITIONED FOR COAST AND COUNTRYSIDE

Excellently positioned, Lower Bodham is a hamlet just south of the north Norfolk village of Bodham with great local facilities, including a traditional Norfolk village public house and direct bus services into Sheringham and Holt. It has a lovely community feel including local playing fields and a community centre. It features very easy access to Sheringham Country Park with great local walks and views, complemented by the local Weybourne steam train station a short walk away.

Holt is one of the most attractive small towns in Norfolk in an area of outstanding natural beauty. The town existed before the Norman invasion but was destroyed by fire in 1708. It had to be rebuilt and we're very lucky that the timing meant that the Georgian style was used. The main street is lined with colour-washed Georgian buildings, many of architectural importance. There are tea and coffee shops, lots of antique and curio shops, food shops and delicatessens, banks, independent shops and, of course, historic Gresham's School founded in 1555.

The North Norfolk coast at Blakeney is six miles away due north. There is good sailing, golf, bird-watching and many good beaches nearby. The North Norfolk Steam Railway has its terminus on the outskirts of the town and connects Holt with the seaside resort of Sheringham six miles away. The cathedral city of Norwich is just twenty-six miles distant. From Norwich there are direct trains to London Liverpool Street and Norwich Airport is a convenient worldwide gateway via Schiphol Airport.



*Note from Sowerbys*



AI enhanced image showing potential conversion of outbuilding

“...a redundant outbuilding offers exciting long term potential, as guest accommodation, a home office, gym or creative studio space.”



## SERVICES CONNECTED

Mains electricity and water. Drainage to private treatment plant. Air source heat pump heating system. High speed fibre internet to the property.

## COUNCIL TAX

Band F

## ENERGY EFFICIENCY RATING

B. Ref:- 9860-3058-8302-9406-8204

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: ///former.groom.regal

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# SOWERBYS

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