



The Old Rectory, Mill Lane, Witton, Norfolk

The Old Rectory

Mill Lane, Witton, Norfolk NR13 5DS

An exceptional Georgian country house with wonderful gardens and grounds in a parkland setting.

Brundall 1 mile, Norwich 6 miles, Wroxham 8 miles, Coast 15 miles

Ground Floor: Reception hall | Drawing room
Dining room | Sitting room | Library | Kitchen/
breakfast room | Larder | Pantry | Laundry room
Shower room | Guest WC

First Floor: Landing | Principal bedroom with
two dressing rooms and en suite bathroom
Five further double bedrooms | Two further
family bathrooms

Coach House: Garage | Two stables | Tack room

Outside: Gated tree-lined drive | Parking for
numerous vehicles | Triple garage | Swimming
pool | Changing rooms | Terraces | Ponds
Parkland | Gardens | Ha-ha

All in about 9.65 acres

EPC - E

The property

The Old Rectory in Witton, which is not listed, is an exceptional Georgian country house with wonderful gardens and grounds extending to just under 10 acres. Built of gault brick elevations under a new slate roof, The Old Rectory enjoys wonderful proportions and is presented in excellent condition both inside and out. A spacious open reception hall with beautiful staircase and cupola leads to three principal reception rooms all enjoying high ceilings, fireplaces, sash windows with a south facing aspect over the terrace and parkland grounds, including the library, dining room and drawing room. The kitchen is spacious with

Kestrel shaker style units, granite worktops, butler sink, Aga, larder and dining area with French doors out to the rear terrace. Further ground floor accommodation consists of sizeable sitting room, large laundry room with pantry, generous cloakroom with wc and downstairs shower room also with wc. Upstairs is the principal bedroom suite complete with two dressing rooms and en suite marble bathroom. There are five further double bedrooms and two family bathrooms.

Outside

Outside, The Old Rectory is approached through electric gates along a winding tree-lined gravel drive with lawn gardens either side with an array of some spectacular mature broadleaf and coniferous trees that can be found throughout the grounds. To the left of The Old Rectory is a range of outbuildings including storerooms, double garage and a traditional Coach House with garage, two stables and a tack room. To the rear of the property is an orchard that leads through to a section of garden with a summer house and space perfect for a tennis court. The outdoor heated swimming pool is in excellent condition and enjoys an extremely sheltered position with changing rooms and games room. A rear terrace with pergola provides a delightful formal outdoor dining space with a path that leads past a stunning Magnolia Grandiflora to the southern elevation of the property. This elevated position overlooks a formal lawn with pond to one side and a ha-ha that separates the paddock land to the south with magnificent copper beech tree that stands proudly in a central position.











Location

The Old Rectory is situated approximately 6 miles east of Norwich in Witton; a small rural broadland village with excellent road links via both the southern bypass and the northern distribution road to Norwich city centre, the A11, Norwich International Airport and North Norfolk. There are good local amenities nearby within the larger village of Brundall including shops, post office, primary school, doctor's surgery and public houses. Brundall also has a mainline railway with a regular direct service to Great Yarmouth, Lowestoft and Norwich, with direct connecting trains to London and Cambridge. Witton is also conveniently located close to the Norfolk Broads National Park, which offers an extensive range of leisure and boating activities.

Directions

Leave Norwich via Yarmouth Road (A1042) and continue to the roundabout at the junction with the A47 Norwich Southern bypass (Postwick hub). Take the third exit off this roundabout keeping in the left hand lane, proceeding over the flyover above the A47 and bear left towards Postwick. Proceed over the traffic lights continuing straight on and over the roundabout. At the end of the road (signposted Brundall and Witton South) turn right onto Church Road (sign posted Brundall Low Road) and follow the road round to the left continuing on Brundall Low Road. Follow this road to Witton South and turn left onto Mill Lane just after the turning to Brundall Garden Marina. The gated entrance to The Old Rectory can be found after 0.2 miles on the right hand side.





General

Local Authority: Broadland Council

Council Tax: Band G

Services: Oil fired central heating, mains water and electricity, private drainage.

Fixtures and Fittings: Unless specifically mentioned in these particulars, all fixtures and fittings are excluded from the sale of the freehold interest.

Some items such as carpets, curtains, light fittings etc., may be available by separate negotiation if required.

Rights of Way, wayleaves and easements: The property will be sold subject to all rights and private rights of way. Water, light, drainage and other easements, quasi-easements and wayleaves, all or any other like rights whether mentioned in these particulars or not.

Tenure: Freehold

Guide Price: £2,000,000

Floorplans

House internal area 5,670 sq ft (527 sq m)

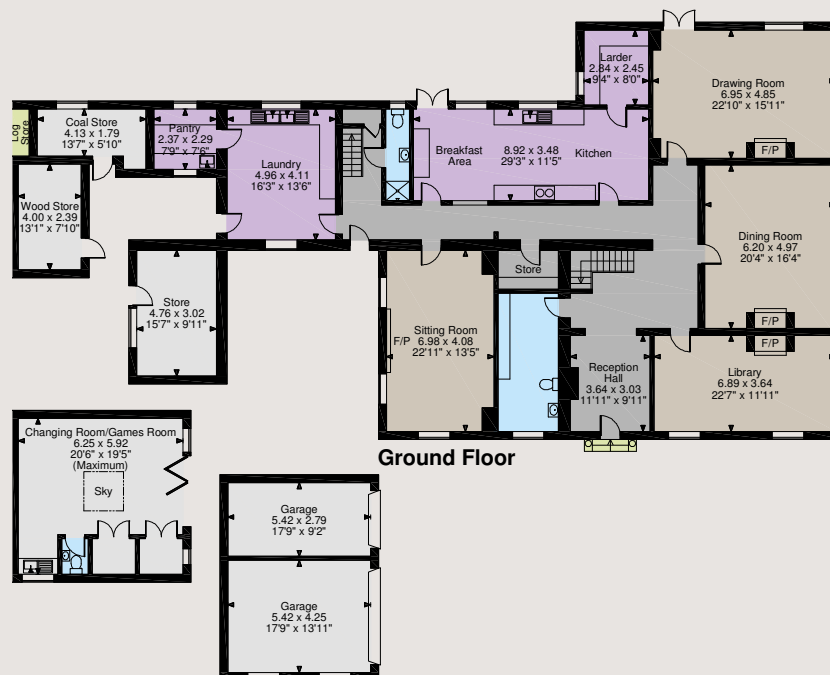
Garages internal area 562 sq ft (52 sq m)

Changing/Games Room internal area 398 sq ft (37 sq m)

Coach House internal area 770 sq ft (72 sq m)

Stores internal area 347 sq ft (32 sq m)

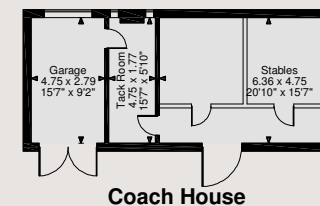
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Ground Floor



First Floor



Coach House

The position & size of doors, windows, appliances and other features are approximate only.

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