



# The Old Rectory

All Saints, Shotesham, Norfolk

**STRUTT  
& PARKER**

BNP PARIBAS GROUP



## A handsome Late Regency house in need of modernisation set within 40 acres of gardens and parkland, situated in a highly desirable south Norfolk village

The Old Rectory is a fine Grade II listed Georgian house with associated annexe, outbuildings and set within stunning parkland extending to just over 40 acres. The property dates back to the Regency period and has a superb Georgian front and offers around 7,000 sq ft of well arranged accommodation over two floors.



**3 RECEPTION ROOMS**



**7 BEDROOMS**



**4 BATHROOMS**



**GARAGING & OUTBUILDINGS**



**40.49 ACRES**



**FREEHOLD**



**VILLAGE**



**12,692 SQ FT**

### The property

The main house displays attractive, traditional décor and fittings throughout, with various original details including tall sash windows and high ceilings in part. At the front and side, the elegant drawing room and formal dining room provide splendid spaces in which to relax and entertain, with plenty of natural light and ornate open fireplaces. There is also a comfortable sitting room with wood burning stove which enjoys views over the gardens and parkland. The reception rooms are positioned to enjoy the sunshine as it rises and crosses the parkland to the south of the Old Rectory.

There is an impressive landing on the first floor which leads to the principal and six further bedrooms, Three of the main bedrooms have en-suite bathrooms. The bedrooms on the south and west elevations enjoy uninterrupted views over the parkland and gardens and are generous in proportion.

### The Annexe

To the rear of the Old Rectory is a two bedroom annexe connected by the first floor hallway and separately accessed via the kitchen courtyard. The annexe accommodation is in need of significant modernisation and includes a sitting room, snug, kitchen, two bedrooms, bathroom and garden room, with access out to the private walled garden.

### Outside

The Old Rectory is accessed via a private driveway with parking for several vehicles outside the front of the house. At the beginning of the driveway there is an access to the annexe on the right which also leads to the rear outbuildings and garages. There is also a driveway to the left which leads to the stable block and barn. The gardens at the Old Rectory are very well maintained and have been beautifully landscaped to include both formal and informal areas, a tennis court, orchard and vegetable garden. To the front of the house is a protected parkland view, surrounded by woodland and all under the ownership of the Old Rectory.





















## The Stables & Barn

To the left hand side of the main driveway is a shared access to the barn and stable block and the parkland beyond. The old stables and barn offer an opportunity to those who enjoy equestrian pursuits; these also lend themselves to conversion to further ancillary accommodation (subject to the necessary planning permissions).

## Location

The Old Rectory is situated in a prominent and private position within the popular and most attractive village of Shotesham All Saints about 6 miles to the south of Norwich. The village has many fine period houses together with a 13th Century church, a public house and is within an area of unspoilt rural countryside.

The Cathedral city of Norwich is located 8 miles to the north, providing a wide range of amenities and leisure facilities, as well as a wide-ranging choice of shops and supermarkets. Norwich has an excellent cultural and historical reputation and also has an international airport. The city offers notable schools including Norwich School, Norwich High School for Girls and Town Close Preparatory School. There is a mainline railway station to London Liverpool Street, taking approximately an hour and three quarters, whilst the A11 offers connections to the M11 and further afield.





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 purchase.

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## Floorplans

Approximate Gross Internal Area

**Main House:** 548.6 sq m / 5905 sq ft

**Annex:** 96.1 sq m / 1035 sq ft

**Outbuildings:** 534.4 sq m / 5752 sq ft

**Total:** 1179.1 sq m / 12692 sq ft

For identification purposes only.

## General

**Services:** Mains electricity and water. Private drainage. Oil fired central heating.

**Tenure:** Freehold

**Local Authority:** South Norfolk Council

**Council Tax:** The Old Rectory - G

The Annexe - A

## 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.

**Viewing:** Strictly by appointment through Strutt & Parker.

## Directions

**Postcode:** NR15 1YL

From Strutt and Parker's Norwich office head south proceeding onto Stoke Road / Norwich Road which takes you into Stoke Holy Cross, then fork left at the church, which brings you in to Shotesham. Following The Street through Shotesham, The Old Rectory is on the right hand side a little past the church.

/// **What3words:** essential.mountains.tripods

## Norwich

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