



Low Farm, Wash Lane, Shotesham St Mary, Norfolk

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**STRUTT
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Low Farm Wash Lane, Shotesham St Mary, Norfolk NR15 1XX

An impressive period barn conversion surrounded by a stunning rural landscape with no near neighbours in South Norfolk

Saxlingham Nethergate 1.7 miles, Norwich 7.5 miles, Wymondham 11 miles, Diss 17 miles

Ground Floor: Sitting room | Open plan kitchen dining room | Snug | Utility/boot room | Wine cellar | Study/double bedroom | Double bedroom with en suite bathroom | Double bedroom with mezzanine | Two shower rooms | Integral garage

First Floor: Library landing | Principal bedroom suite

Outbuilding: Double garage | Garden store | Gardeners wc | First floor annexe with shower room

Outside: Gardens | Pond | Southwest and west facing terraces | Vegetable garden | Compost bins | Greenhouse | Garden sheds | Parking area | Driveway

All in about 0.8 acres. EPC Rating D

The property

Low Farm is an impressive 18th century converted barn that was rebuilt in 2008 and enjoys a superb countryside position with no near neighbours. Internally the property offers beautifully appointed accommodation with exposed timber beams alongside understated décor and high-quality ecological modern fittings throughout, including underfloor heating, supplementary air source heating and cooling units and a solar heated water system.

Most of the living accommodation is arranged across the ground level, with the main reception room being the 36ft sitting room with its triple aspect, oak flooring, woodburning stove and

stunning double-height vaulted ceiling. There is also a 42ft open-plan kitchen, dining area and sitting area with a Travertine limestone floor and two sets of French doors opening onto the rear southwest facing terrace. The kitchen itself has handmade Ash units, recycled glass worktops, low-level LED lighting, a central island and a stainless steel Lacanche LPG range cooker and extractor. The adjoining wine cellar and utility room provide further storage and space for appliances. Additionally, there is a comfortable snug and a study, which could be used as a guest bedroom if required.

The principal bedroom is located on the first floor and is accessed via its own staircase, which leads to a galleried landing overlooking the sitting room and includes a library area. The principal bedroom has extensive fitted storage and WC facilities. Two further bedrooms are located on the ground floor. One is en suite, while the third bedroom has a useful mezzanine level. There are two further shower rooms, both of which are on the ground floor.

Outside

At the front of the property, a five-bar electric wooden gate opens onto a large gravel driveway with plenty of parking space for residents and guests alike. There is also a detached double garage with electric doors, electric car charger, garden store and gardener's WC, and self-contained annexe above. The annexe has an open-plan bedroom and sitting room, a separate shower room, as well as underfloor heating. The gardens and grounds include a pond at the front, while to the sides and rear there are areas of lawn and established shrubs and hedgerow. The rear courtyard area offers space for al fresco dining, a feature pond and elegant box hedging. There is also a vegetable garden with gravel pathways, raised sleeper beds and a greenhouse, compost bins as well as further garden storage and an underground 9000 litre rainwater collection and storage system.





Floorplans

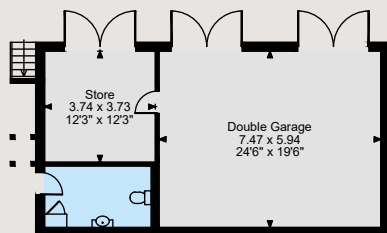
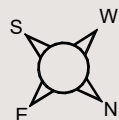
House internal area (including integral garage) 3,400 sq ft (316 sq m)

Garage Block internal area 713 sq ft (66 sq m)

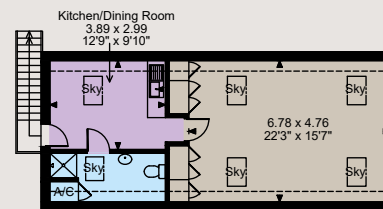
Annexe internal area 501 sq ft (47 sq m)

Outbuildings internal area 242 sq ft (22 sq m)

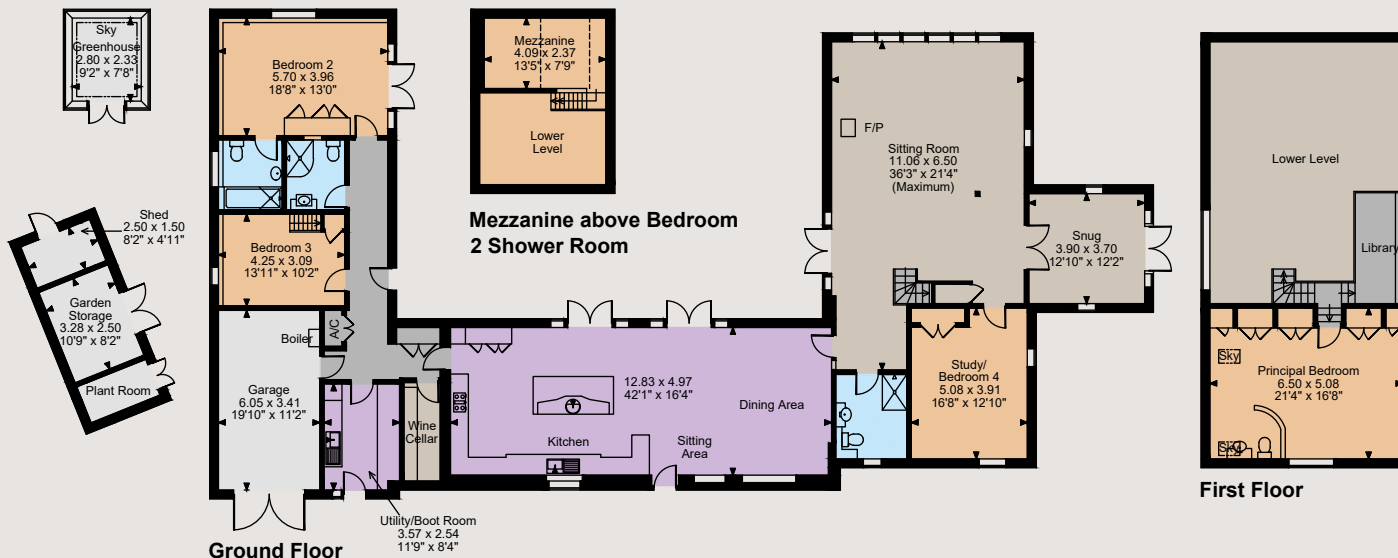
For identification purposes only.



Garage Block



First Floor Annexe



Ground Floor

First Floor

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

□ □ □ □ Denotes restricted head height

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Directions

Postcode: NR15 1XX. what3words: bars.jammy. opposites. From Norwich head south on the A140, at the Harford roundabout take the third exit signposted to Ipswich. After 0.7 miles take the first left hand turn signposted Byway to Dunston and follow this road past Stoke Mill into Stoke Holy Cross. At the T-junction turn right onto Norwich Road and continue south for 2 miles before turning left onto Keepers Road signposted Shotesham opposite the gated drive for Shotesham Park Estate. Continue for a short distance and turn left at the T-junction onto Saxlingham Road followed by an immediate right onto Wood Lane signposted Saxlingham Green. After 0.5 miles turn left onto Wash Lane and Low Farm can be found on the righthand side after 0.5 miles.

General

Local Authority: South Norfolk Council
Services: LPG fired central heating, supplementary air source heating and cooling in kitchen and bedroom, mains electricity, private water and drainage. We understand that the private drainage at this property does comply with the relevant regulations.

Council Tax: Band G

Tenure: Freehold

Guide Price: £1,500,000

Norwich

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