



The Old Rectory

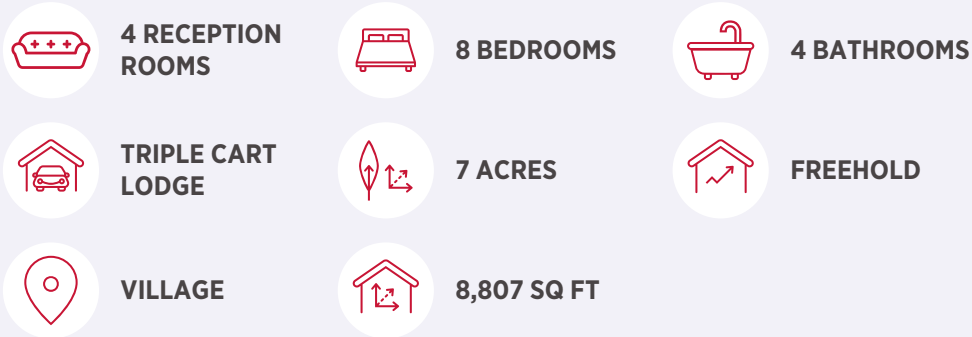
Swardeston, Norfolk

**STRUTT
& PARKER**

BNP PARIBAS GROUP

An excellently presented country house with separate 1500 sq ft converted Coach House and 7 acres of mature grounds, and only 4 miles south of Norwich City Centre.

The Old Rectory comprises a detached and excellently presented Grade II Listed period rectory with separate 1500 sq ft single storey converted Coach House in seven acres of mature grounds.



The property

The property dates from the 16th Century with later Georgian additions and combines modern living requirements with spacious and flexible accommodation which has retained many of the original period features of the house.

The Old Rectory has a fine double fronted Georgian façade with double doors flanked by Doric columns which link to the original 16th Century timber framed parsonage. An impressive entrance hall with 16th Century Norwich School stained glass window depicting the Kings of England leads to impressive reception rooms; a dining room to the right and a drawing room to the left which leads to a Victorian conservatory. A morning room enjoys a brick inglenook fireplace with wood burning stove and a semi-circular bay window which overlooks the walled garden and village church. The kitchen has a 4-oven Aga, shaker style units and pamment floor and is open plan with an adjacent bay fronted sitting room, both with views over the rear garden and underfloor heating.

Retained period features include shuttered and sash windows, wooden floors and in particular the utility room has the original bread oven, a brick floor with underfloor heating, water pump, butler's sink and taps, but also with a full-size oven with hobs to compliment the Aga. There is also a former dairy, game larder and a courtyard with a range of outbuildings offering further potential. A butler's pantry, cellar, study and downstairs shower room are ideal for ease of use and practical living.

An elegant staircase leads to the first floor and the principal bedroom with splendid views, en suite bathroom with large walk-in shower and oak floors. A similar double bedroom and single bedroom also overlook the formal gardens and half moat. To the rear, in the older part of the house there are five further bedrooms all with many features such as beams, fireplaces and leaded windows. There are two bathrooms both with showers and solid oak floors.





Across a south facing lawned garden is an impressive single storey former coach house which has been excellently converted into a substantial two-bedroom annexe of over 1500 sq ft. Built of red brick elevations with attractive arched windows and doors under a slate roof, the accommodation comprises spacious open plan kitchen dining room, large sitting room with wood burning stove and two en suite bedrooms.

Outside

The Old Rectory is approached by a five-bar gate leading to a long-gravelled driveway passing lawns, mature beech trees and laurel hedge to a triple bay cart shed and single bay garage with storage room above and wood store to the rear. The drive sweeps around to the front of the house with immaculate formal gardens and an impressive cedar tree trunk reputed to have been where Edith Cavell received her telegram recalling her to Brussels, whilst taking tea at The Old Rectory. A half moat borders this side of the garden, whilst a passage through a mature hedge leads to a 'secret garden' mainly laid to lawn with original brick-built greenhouse, mature borders and pathways to an attractive walled garden at the side of the house by the Church.

The south facing 'Cottage Garden' to the rear of the property is mainly laid to lawn with extensive planting, climbing roses and mature borders partly bordered by box hedging, as well as an old well. To the east is a separate 1.5-acre paddock. The remaining land is mature woodland. There is a sense of privacy on all sides of the property with all the boundaries having mature hedgerows and trees. There is a pedestrian right of way over the driveway and a vehicular right of way over the rear track for the benefit of Swardeston House Cottages and the local farmer.

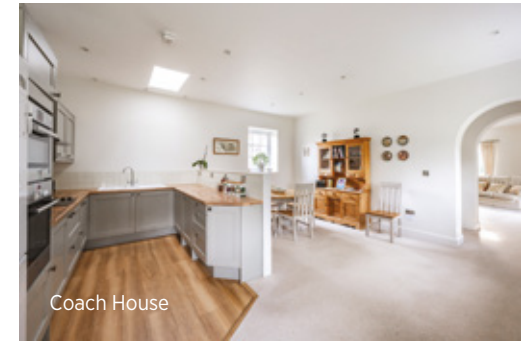


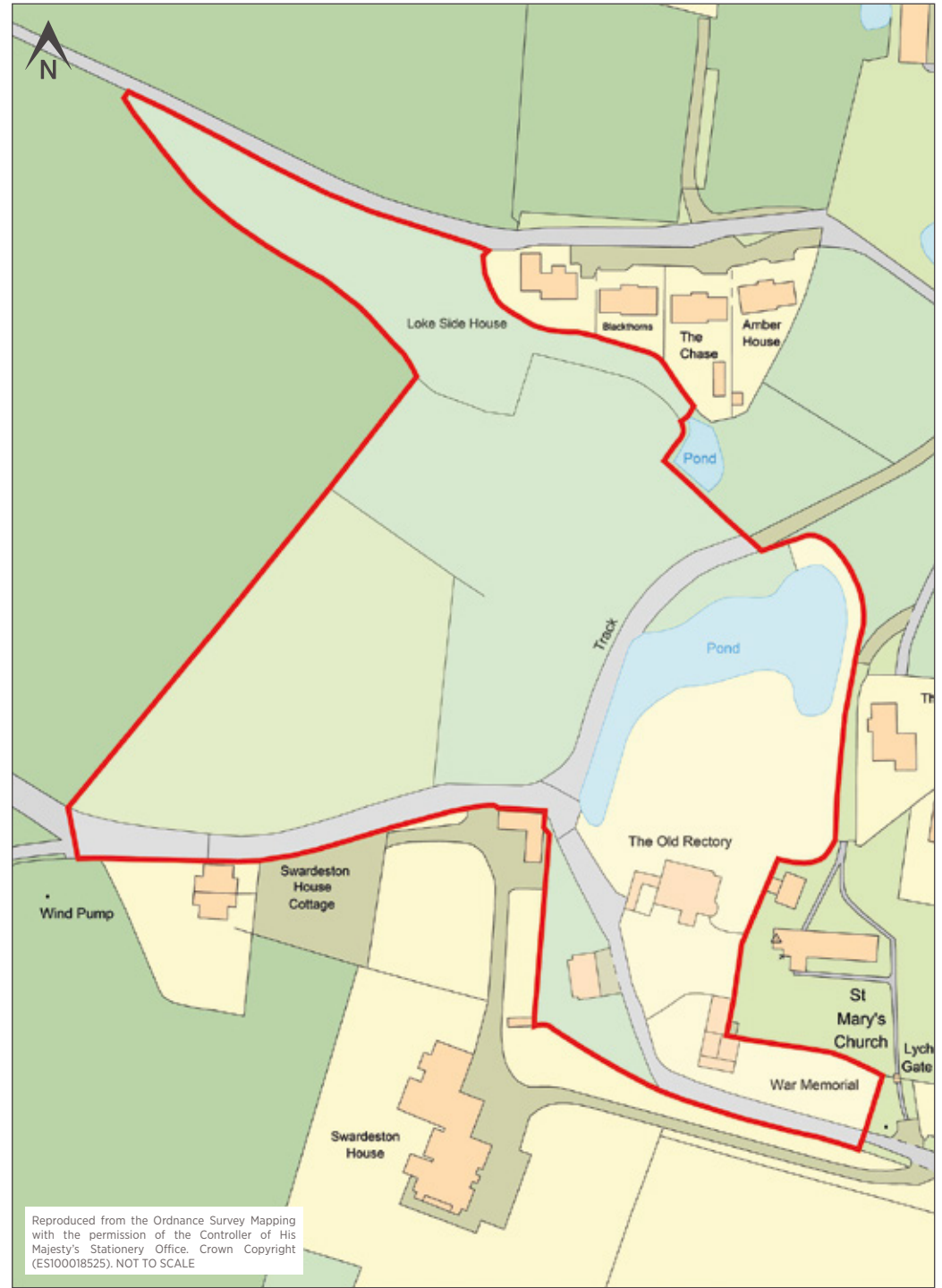


Location

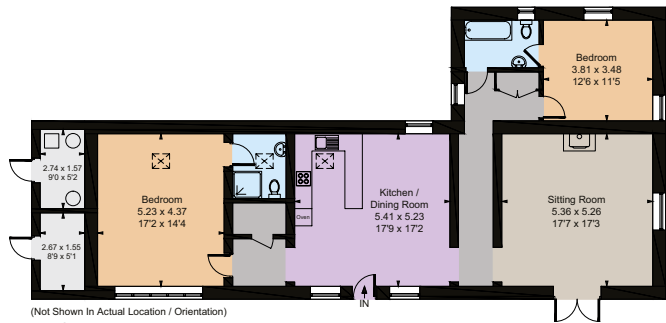
The Old Rectory is situated just to the south of Norwich next to St Mary the Virgin Church in the village of Swardeston. The village has a bakery and a cricket club with a thriving social scene. Both the A47 and A11 are a few miles away providing excellent access around and out of the county. The Cathedral City of Norwich is 4 miles north and offers a comprehensive range of commercial entertainment, cultural amenities and excellent schooling.

Norwich has a main railway station providing regular service to London and Cambridge. On the north side of the city is Norwich International Airport which caters for both domestic and international flight destinations.

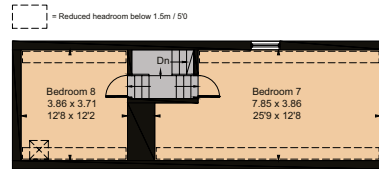




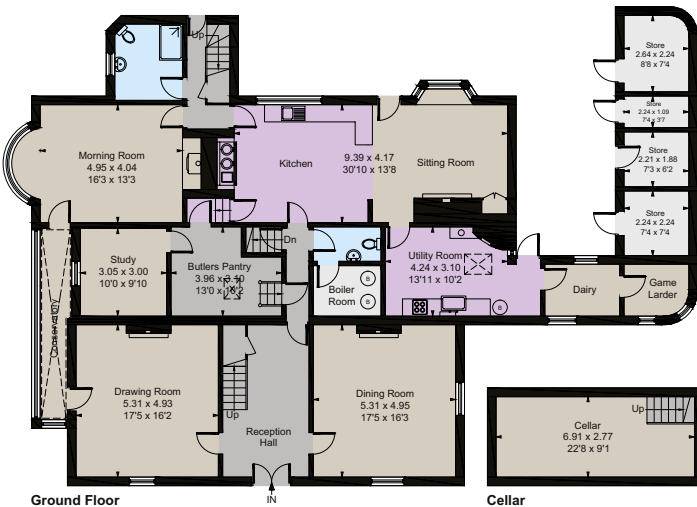
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(Not Shown In Actual Location / Orientation)
The Coach House

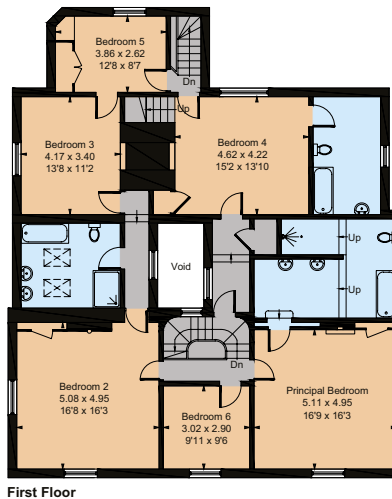


Second Floor

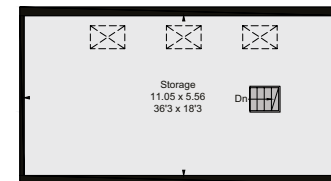


Ground Floor

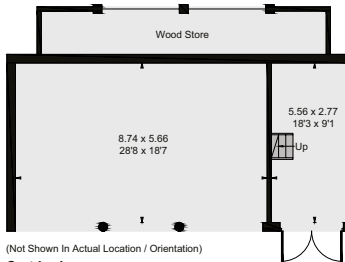
Cellar



First Floor



Cart Lodge Storage



(Not Shown In Actual Location / Orientation)
Cart Lodge



Floorplans

Approximate Gross Internal Area
Main House: 464.8 sq m / 5003 sq ft
The Coach House: 140.4 sq m / 1511 sq ft
Stores: 19.4 sq m / 209 sq ft
Cart Lodge & Cart Lodge Storage (Excluding Wood Store): 126.7 sq m / 1364 sq ft
Total: 751.3 sq m / 8087 sq ft
 For identification purposes only.

Directions

Postcode: NR14 8DG

From Norwich take the A140 Ipswich Road heading south. At the Harford Bridge traffic lights turn right signposted to Mulbarton and Swardeston. Drive through the village of Swardeston and turn right signposted to "The Church". The entrance to The Old Rectory is straight ahead.

/// **What3words:** matrons.voice.segmented

General

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

Tenure: Freehold

Local Authority: South Norfolk Council

Council Tax: Band G

Viewing: Strictly by appointment through Strutt & Parker.

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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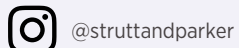
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Norwich

4 Upper King Street, Norwich, Norfolk NR3 1HA

01603 617431

norwich@struttandparker.com
struttandparker.com



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