



South Lodge
Haverlingland Road | Haverlingland | Norfolk | NR10 4PN

CAREFREE COUNTRYSIDE



“Enjoy clean country air, starry night skies, woodland walks and spectacular sunsets at this delightful period property.

One of the original lodges to a former hall, positioned at the end of a long driveway,
the property is surrounded by open farmland, teeming with wildlife.

A wonderfully relaxing retreat, it's close to Reepham, Aylsham and Norwich yet feels a world away.

A pretty property that's incredibly flexible – what more could you ask for?”



KEY FEATURES

- A Former Gatehouse Lodge to Haveringland Hall surrounded by Open Farmland
- Five Bedrooms; Two Bath/Shower Rooms
- Kitchen/Breakfast Room with Separate Utility Room
- Sitting Room and Garden Room
- The Grounds extend to 0.64 of an acre (stms) and include a Log Store and a Workshop
- Large Driveway provides Plenty of Parking
- The Accommodation extends to 2,252sq.ft
- Energy Rating: D

This lodge is one of a pair forming the gatehouses to Haveringland Hall. While the grand hall was demolished, the lodges remain and stand proudly at the entrance to the drive. A beautiful property, it immediately catches the eye, as do the lovely surroundings with a real sense of openness. Lovingly updated by the current owners, this versatile property now comes to the market with no work to do.

Architect Designed

The two lodges were built around 1840 and designed by renowned architect Edward Blore, known for the façade of Buckingham Palace. This lodge sits to the south of its neighbour, so the rear of the property and the garden face south and get plenty of sunshine. It's easy to see why the current owners fell for the house and made it their home – it has enormous kerb appeal and the setting is wonderful. At the time, they had been searching for a property for 18 months, but nothing had the unique charm they encountered here. Since moving in they have carried out an extensive programme of improvements, including works to the roof, new plumbing, rewiring, taking floors up, fitting a new kitchen, and adding solar panels for electricity and hot water. They have also replaced a lean-to with a utility room and added a garden room.

Incredibly Versatile

One of the great things about the lodge is that it's all on one floor, so it's ideal for anyone who struggles with stairs and it's also very flexible because the rooms can be used for many purposes. You could have up to five bedrooms here or use some as reception rooms. There's even scope for a self-contained part of the property. The two front lodge rooms could be used as bedrooms or reception rooms. The kitchen breakfast room sits at the heart of the accommodation and was fitted a few years ago, with a lovely island unit at the centre.





KEY FEATURES

There's a sitting room next door to this, with double doors to a garden room with doors to the east and windows to the south and west. This is a real suntrap and the perfect place to sit and relax when it's not quite warm enough to be outside but you still want to enjoy the outlook. It warms up quickly at the merest hint of sunshine. There's a shower room in the centre of the house too. On the other side is the principal bedroom – an attractive dual aspect room that's filled with light and has views down the garden. A further bedroom offers abundant storage and within one of the bookcases there's a hidden door that leads through to a generous double bedroom and bathroom with feature rolltop bath. This part of the house could be separated from the rest of the accommodation, forming a bedroom, bathroom and sitting room (you could easily add a kitchenette), and would be ideal for a teenager or elderly relative.

Exploring The Area

Outside there's a useful log store and a workshop, adding interesting options. A pretty picket fence runs along the edge of the front garden, while the rear garden has a beautiful original flint wall to one side, the border of the land belonging to the former hall and estate. You have ample parking on the drive and a long lawn sweeping away to the trees to the south. As it's so peaceful here and you have woodland and farmland around, there's a lot of wildlife to see, including deer, woodpeckers, owls, and even the odd hawk. It's a lovely relaxing place where children can play safely and where you have room to grow your own, or simply sit out and enjoy the fresh air and tranquility. At night there's no light pollution so you can see fantastic starry skies when it's clear. You feel as though you're in the middle of nowhere here but you have a neighbour in the other lodge and while the village community may be well spread out, you'll receive a warm welcome. There's a community hub at the village church and regular events take place including coffee mornings, fairs and even a 1940s weekend around VE Day. There are some lovely walks nearby – the owners are particularly fond of Cawston Heath where you can walk for miles and marvel at the variety of wildlife. You're also close to Cawston, Reepham, Aylsham, Norwich, Horsford, the coast and the Broads, so you're well placed for enjoying all that this beautiful area has to offer.

























INFORMATION



On The Doorstep

The local villages of Cawston (just over 2.5 miles) and Felthorpe (just over 2 miles) offer schooling, local shops, a wonderful delicatessen, a post office, public houses and a restaurant. The Ratcatchers Public house is just over 1.5 miles distant of the property. The sought after market towns of Aylsham and Reepham are both around 6 and 4 miles distant offering further amenities including supermarkets, restaurants and takeaways, post offices, cash points and high schools. Within the local village of Horsford (4.5 miles) is a medical centre and a junior school as well as public houses and a Coop supermarket.

How Far Is It To?

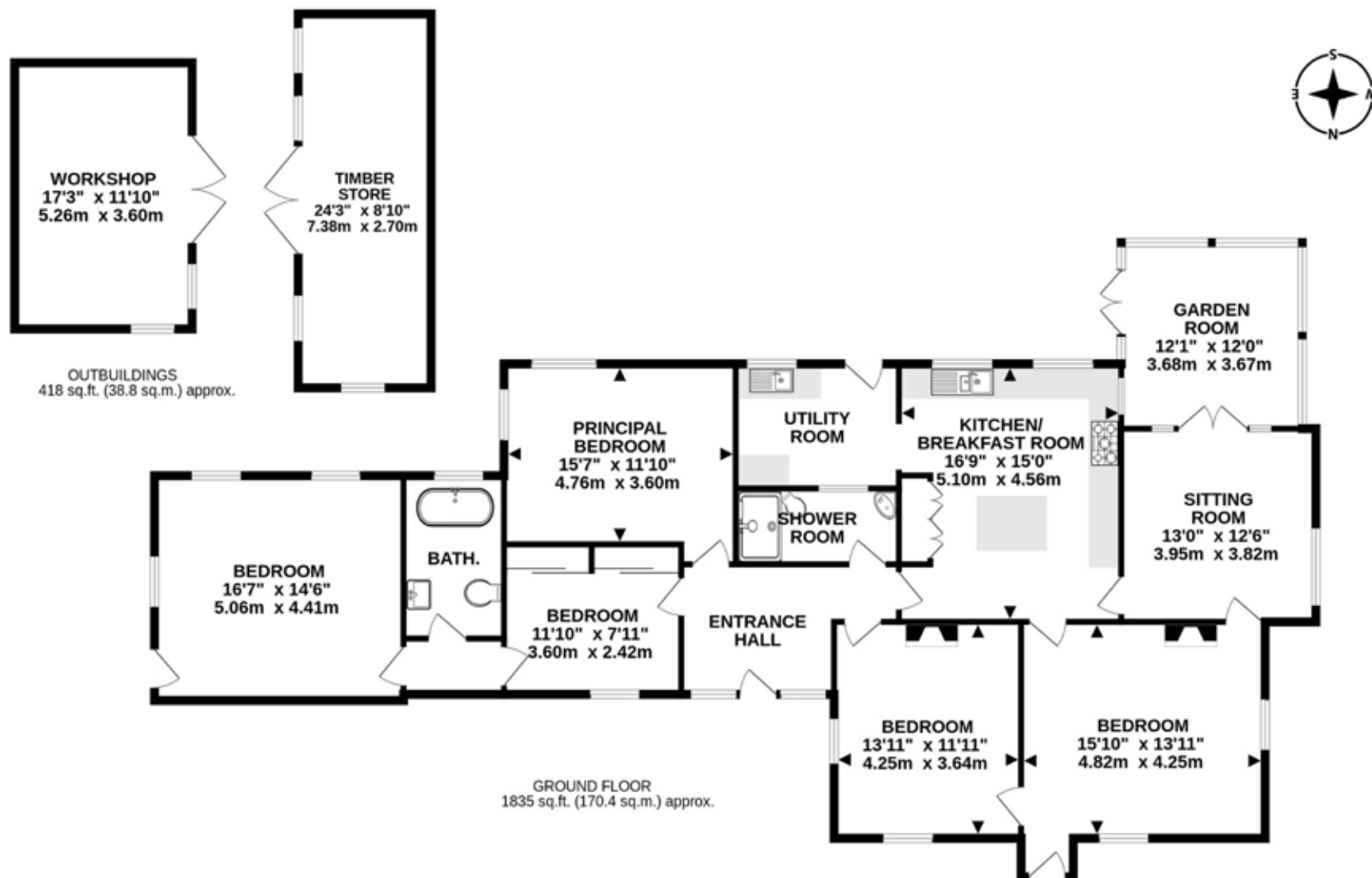
Haveringland is approximately 10 miles north of Norwich with its wide range of cultural and leisure facilities including Chantry Place shopping centre, cinemas and theatres. There are also a number of very good schools in both the state and private sectors. There is an International Airport while a main line railway station offers direct links to London Liverpool Street. Wroxham and the Norfolk Broads can be found approximately 10 miles to the east offering various tourist and water activities whilst the famous North Norfolk coast with its sandy beaches and quaint seaside villages.

Directions

Leave Norwich and take the A1402 to Reepham Road. Follow this road and turn right onto Taverham Road. Turn left onto The Street and then right onto Mill Lane. Turn left onto Haveringland Road and follow the road to Haveringland Hall Country Park, where you will find South Lodge on the right hand side.

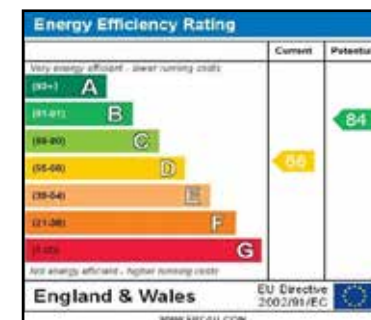
Services, District Council and Tenure

Oil Central Heating, Private Water, Private Drainage via Septic Tank
Solar PV Panels and Solar Hot Water Panels
Broadband Available - vendor uses PlusNet
Mobile Phone Reception - varies depending on network provider
Please see www.checker.ofcom.org.uk - for Broadband/Mobile availability
Broadland District Council - Council Tax Band D
Freehold



TOTAL FLOOR AREA : 2252 sq.ft. (209.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, all measurements are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only. www.norfolkpropertyphotos.co.uk
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