



Waterloo Lodge
48 Waterloo Road | Hainford | Norfolk | NR10 3AX

ONCE UPON A TIME...



“Like something out of a fairy tale, this gingerbread house sits among the trees.
A period piece overflowing with character and beautifully extended – sure to please.

Space for a growing family plus a location that’s hard to beat.
Altogether this perfectly pretty property is truly a tempting treat!”



KEY FEATURES

- This Pretty Grade II Listed Property built in a Gothic Style, originates from the Early/Mid 19th Century and was the Lodge House to Stratton Strawless Hall
- Four Bedrooms and Two Bathrooms on the First Floor
- Kitchen/Breakfast Room with Separate Ground Floor Shower and Cloakroom
- Four Reception Rooms including a Garden Room
- Character includes Elaborately Carved Barge Boards with Turned Gable Finials, Costessey-Ware Cornice with Egg and Dart Moulding and a Central Chimney Stack with Four Octagonal Red Brick Shafts with Moulded Caps and Bases
- Two Outbuildings, One a Large Double Garage and Workshop with Cloakroom, the other a Two Bedroom Chalet (originally from Hemsby)
- The Majority of the Grounds are Established Woodland which is protected with many TPO's and extends to 2.21 acres
- The Accommodation extends to 2,004sq.ft
- No EPC Required

Once upon a time, a Norfolk family moved into their dream home – a beautiful Grade II listed lodge surrounded by woodland. As their children grew up and flew the nest, it became time for them to move on. Now it could be your turn to write the next chapter of the story, as this unique home becomes available for the first time in many years.

Let Your Imagination Loose

"I have lived in Hainford all my life and passed this lodge most days, falling in love with it as a child. I always thought it looked like something from a fairy tale – a gingerbread cottage with its gothic grandeur and woodland backdrop," the owner explains. And when the property became available, it was a dream come true. The house dates back to around 1820 and was built in the gothic revival style as a lodge for the Stratton Hall estate. The grounds contain a rather unusual feature – a 1920s beach chalet from Hemsby. Over the past 30 years or so, the current owners have restored and extended the lodge, restored the chalet and added a double garage with workshop, working closely with conservation officers to protect the authentic character and to make sure any works are in keeping. It's transformed the tiny lodge into a spacious and beautiful family home that's full of character everywhere you look. From the octagonal chimneys and hand-cut roof slates to the stone and Costessey-ware dressings, the exterior sets the tone for all that you'll find within.





KEY FEATURES

The mantelpiece above the woodburner was once the pump for the well. Some of the flooring is pitch pine reclaimed from an old Suffolk chapel, while the marbled sink in one of the first floor bathrooms would be at home in a French chateau. The loo in the same room is rare and there are few in the world like it – no expense has been spared on getting the details right. Even the radiators are Victorian and refurbished.

A Magical Setting

"We put our heart and soul into the lodge because it was going to be our forever home. Now the children have moved on, we find we just don't use it all any more, and we'd love to see another family enjoying it. Our girls had an idyllic upbringing here, playing safely in the woods with our dog and with other children from the village. It gave them great freedom." The beach chalet is a wonderful extra within the grounds, originally brought here so a former owner's family could come and take in the clean Norfolk air for their health! The grounds are a child's dream and the woodland is an ever-changing playground full of wildlife, birds and flowers. The owners can watch deer from the workshop window, sit in the shade on sunny days, or bask in the sunshine, sheltered from wind by the woods. They also love to walk back to the house from the woods, taking in all the unusual and character architectural features, pointing out that the slate roof reminds them of dragon scales.

Ideal And Accessible

Hainford is a lovely, family-friendly village and one of the owners attended the local primary school, as the owners' children then went on to do. It's well placed for exploring the countryside, within easy reach of both the Norfolk Broads and the North and East Norfolk coastlines. You're a short drive from the airport and from the Park and Ride and you have some lovely towns around, such as Aylsham. There's a popular pub in the village, just a few minutes' walk from the lodge, so you can head out for a stroll and stop off for lunch or a drink on your way.

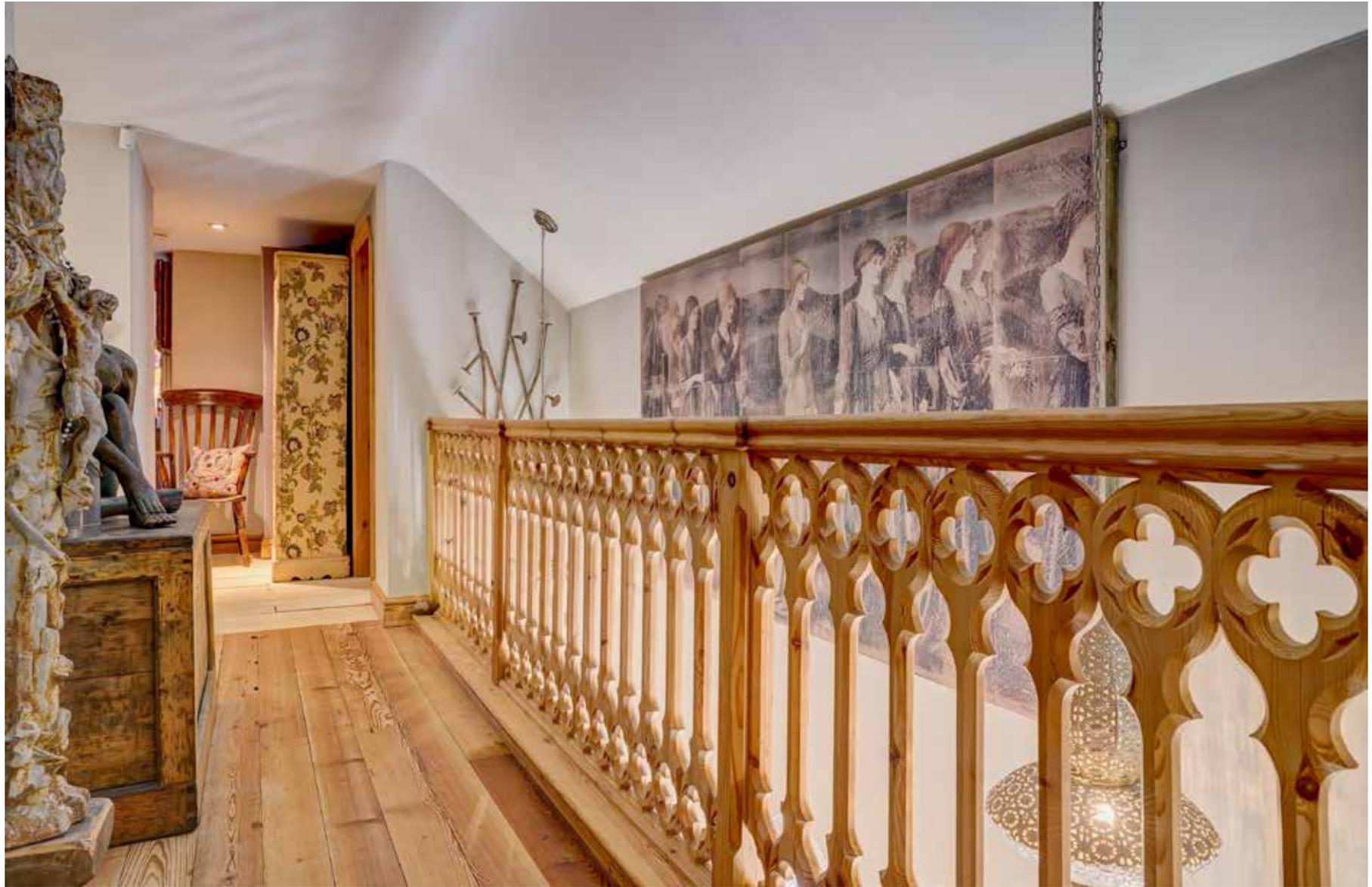






















Garage, Workshop
& Chalet







INFORMATION



On The Doorstep

Hainford is a small village, which lies approximately 8.5 miles north of the centre of Norwich. With good access via the A140 Cromer Road and the Broadland Northway Road A1270, which runs 12 miles round the north of Norwich from the A47 junction at Postwick in the east to the A1067 Fakenham Road to the west. Local amenities include a primary school, church, village hall and the Chequers Public House and Restaurant, all with the main part of the village. A much wider range of shops and amenities can be found in the market town of Aylsham and the neighbouring villages of Coltishall and Horsford.

How Far Is It To?

Hainford is situated within easy reach of the international airport and the main line train station with links to London Liverpool Street. The city offers all that you would expect of a county capital with a wide range of cultural and leisure facilities and a variety of good schools both in the public and private sectors. From the A11 Newmarket Road, Cambridge lies approximately 60 miles to the south-west and Newmarket 47 miles. Wroxham is less than 6 miles away and from there you can explore the wealth of The Norfolk Broads.

Directions

Leave Norwich on the A140 Cromer Road and continue past the turning for Horsham St Faiths. Take the turning on your right into Waterloo Road B1254, whereby the property will be located on the left hand side with a Fine and Country For Sale Board.

Services, District Council and Tenure

Oil Central Heating, Mains Water and Private Drainage via Bio Tank Treatment Plant

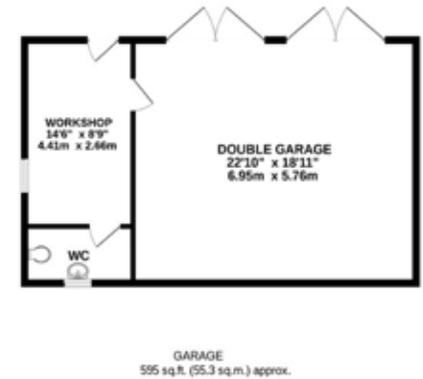
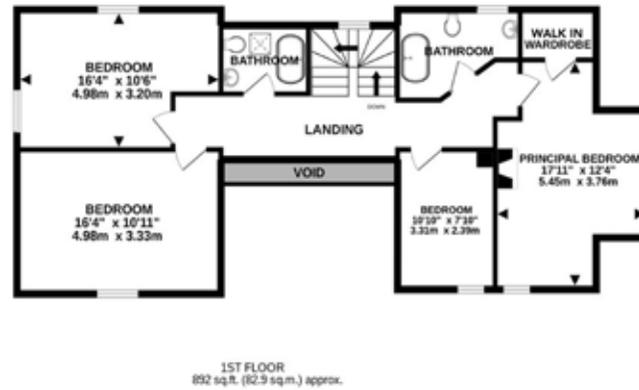
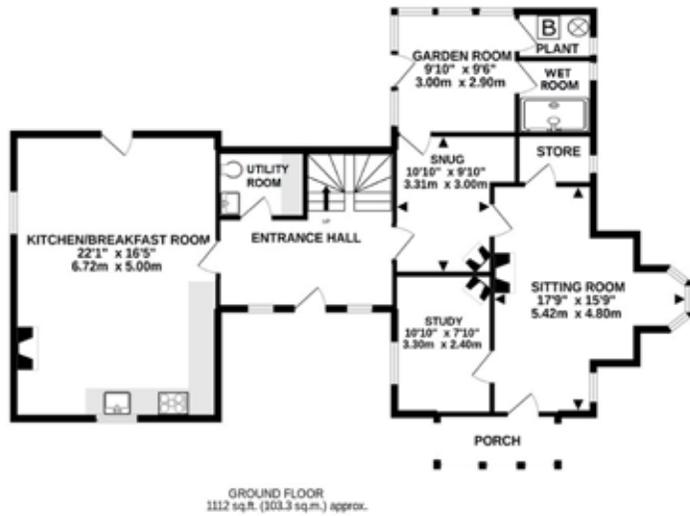
Ultra Fast Broadband Available

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 - C

Freehold



FLOOR AREA - HOUSE : 2004 SQ. FT. (186.2 sq. m.) approx.
TOTAL FLOOR AREA : 3084 sq.ft. (286.5 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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