



Four Acres  
8 Long Lane | Strumpshaw | Norfolk | NR13 4hy

FINE & COUNTRY

# LAKESIDE LIVING



“Imagine waking up every morning and opening the curtains to look out over your own lake and gardens, teeming with wildlife.

You can fish, swim, canoe or simply relax in the refreshingly tranquil surroundings.

You could be in the middle of nowhere here, but you’re a five-minute drive from the A47, a ten-minute walk from the train station and just two minutes from a lively and well served village.”



# KEY FEATURES

- A Wonderful Detached Home with a Separate Annexe in Stunning Idyllic Surroundings in the Village of Strumpshaw
- Three Bedrooms and Two Bath/Shower Rooms
- The Principal Bedroom Suite occupies the Entire First Floor and includes a Walk-In Wardrobe, Dressing Area and an En-Suite Wet Room
- Kitchen/Breakfast Room with Separate Utility Room
- Three Reception Rooms plus Large Entrance Hall with Galleried Landing
- The Annexe is Weekly Let through Hoseasons and has a 5 Star Rating
- Outbuildings include a Studio/Hobby Room, a Barn/Garden Store and a Garage/Workshop with WC Facilities and a Summer House
- Driveway Providing Plenty of Parking
- The Landscaped Gardens and Grounds extend to around 4 acres and include Two Large Lakes which attract a Variety of Wildlife
- The Accommodation extends to 2,742sq.ft
- Energy Rating: TBA

This impressive home has been totally transformed by the current owners, inside and out, to create a magnificent house that's perfect for parties, with around four acres of gardens bordered by water and including a spectacular lake. There's also a holiday let that has proved enormously popular and brings in a useful income. Just outside Brundall and a stone's throw from Strumpshaw Fen, this property offers the perfect balance of rural life with access to amenities. A true one off and unmissable opportunity.

## Realising Potential

When the current owners first came to see what is now their home, twenty years ago, it looked very different! They fell in love with the location and the sense of peacefulness here and embraced the challenge of creating their dream home. What was a small and rather gloomy house, has been transformed into a bright and welcoming home that's perfect for parties – something important to the owners who love to entertain. You have generously proportioned rooms, a versatile layout with the option of bedrooms on both floors, a stunning master suite with a luxurious walk-in wardrobe and dressing area, plus a balcony making the most of the spectacular views, and more. It's been a very happy home and has enabled the owners to run a business, host friends and family, relax and get away from it all, grow their own and so much more. It really is a property with a huge amount to offer. They will tell you that nothing comes close to the stress-free living knowing that your view is protected, there's no development around and you can unwind and indulge in a unique environment here.

## The Finest Fittings

As you explore the house, you'll notice the high specification and meticulous attention to detail. The owners have set everything up beautifully and created a home that's well set for the future. You have a hard-wired gate with security system and colour cameras which can link to the TV. There's a hard-wired Bose surround sound and entertainment system which also links to the TV and is perfect for social occasions and relaxing at home.





# KEY FEATURES

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The oak staircase was hand-made by an artisan craftsman who also built the vanity unit in the beautiful Jerusalem stone master bathroom. The ground floor bathroom has a stone slipper bath with a ceiling filter and porcelain tiles. The joinery throughout is exquisite, including an oak floating sideboard and library shelving. Head into the impressive Alno Vitrine kitchen and you'll find Miele and Siemens appliances, including a steam bakers' oven, a double drawer dishwasher, intelligent feed washing machine and separate dryer. The owners have also fitted a water softener to the mains supply which works on volume and doesn't require electricity, as well as a quality water filter tap in the kitchen. All the carpets were recently replaced and are 100% wool Berber. There are a number of additional fittings available by separate negotiation.

## Outbuildings And Annexe

Outside you'll find a large porcelain patio wrapping around the house to make the most of the sunshine. There are also a number of outbuildings with no less attention to detail here than in the main house. Please take a look at the floorplan to get an idea of the generous proportions. The brick and aluminium greenhouse was installed by Griffen with a water harvesting unit underground. Griffen regularly show at the RHS and the owners have arranged for prospective Griffen clients to view their greenhouse in return for commission. There's a steel barn, log-built summer house with power and Cat 6 cabling, an additional workshop or hobby space and a fruit cage. The owners have planted an orchard with established apple, pear, plum and medlar. You'll also find unusual trees throughout the garden, including a rare red paper bark acer and a black walnut tree. Special attention should be paid to the annexe, named Swallowtail Lodge. It's traded for three years as five-star rated holiday accommodation and has been very successful. The owners would be happy to share accounts with prospective purchasers. There's also a former stable block including a garage, craft room with wood burner, outside wet room and large store offering further potential, perhaps as another holiday let subject to planning.

## Wild About The Water

The lake makes up the best part of an acre and is a very special feature of the property. The owners installed eco-approved interlocking shuttering around the perimeter around four years ago, which protects it from erosion and requires no maintenance. The lake is fed by the Broads through a controlled piped system and contains three separate islands upon which many birds breed each year. The owners have seen ducks, swans and geese, as well as oyster catchers, bittern, heron, egret, coot and moorhens, plus otters and water voles. They have planted two of the islands with milk parsley to attract swallowtails and these frequent the garden in late spring and early summer each year. The owners have a dinghy on the water, popular with holiday let guests fishing, and the owners' children have enjoyed canoeing and paddleboarding.





















Swallowtail Lodge

















# INFORMATION

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## On The Doorstep

If you can bring yourself to leave the property, you'll find you're very well connected here. Strumpshaw Fen neighbours the houses and gardens down here, one reason why there's such diversity of wildlife, and you have the villages of Brundall and Blofield just down the road, offering pubs, schools, shops, takeaways, a doctor's surgery, library and more. There's also a train station within a ten-minute walk from the property with trains heading to Norwich and Great Yarmouth. If you prefer to drive, the A47 is just five minutes from your front door.

## How Far Is It To?

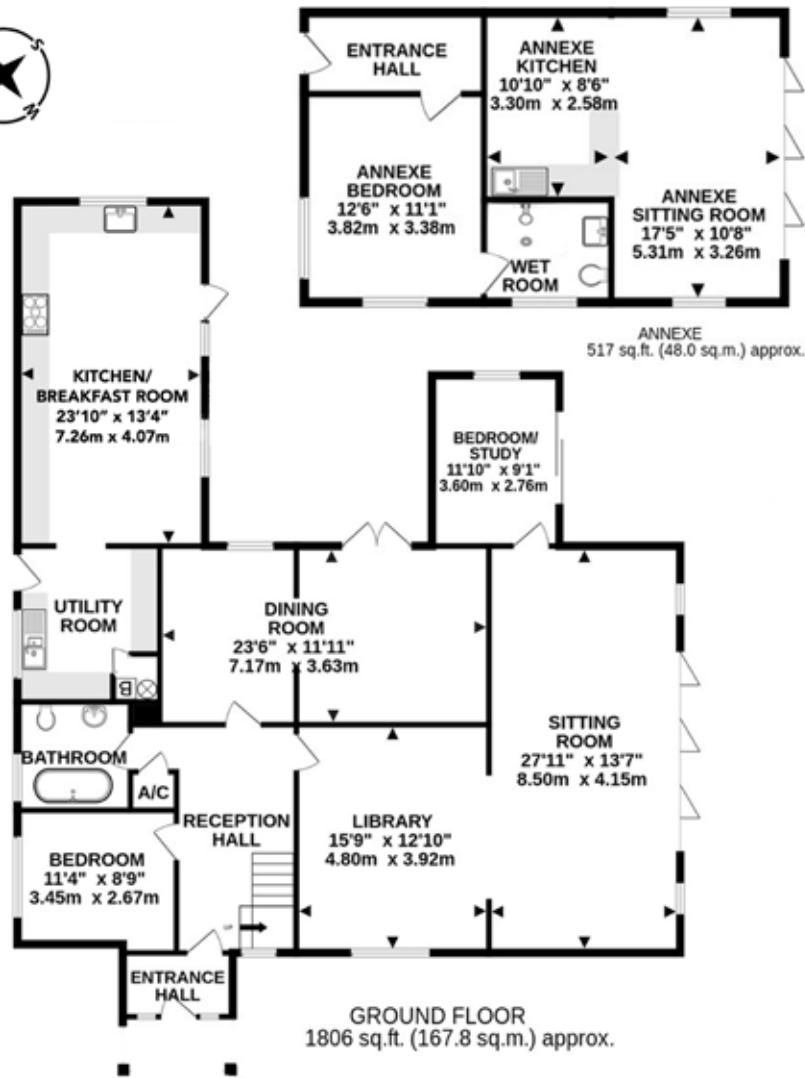
The southern part of Strumpshaw Parish lies within the Broads National Park and Brundall's nearby marina provides good access to the River Yare. Wroxham, acknowledged centre of the Broads network of rivers and shallow lakes, is approximately 8 miles distance. Strumpshaw is well placed for the cathedral city of Norwich, approximately 10 miles west, with its wide variety of cultural and leisure facilities, as well as a main line rail link to London Liverpool Street and an international airport. Great Yarmouth is approximately 12 miles to the east, boasting 5 miles of sandy beaches. The sea front offers the Marina and Sea Life Centre amid various rides, shops and amusement arcades. The Tide and Time Museum of Yarmouth Life and the historic Hippodrome, Britain's only surviving total circus building that features a spectacular pool under the stage, are also popular attractions.

## Directions

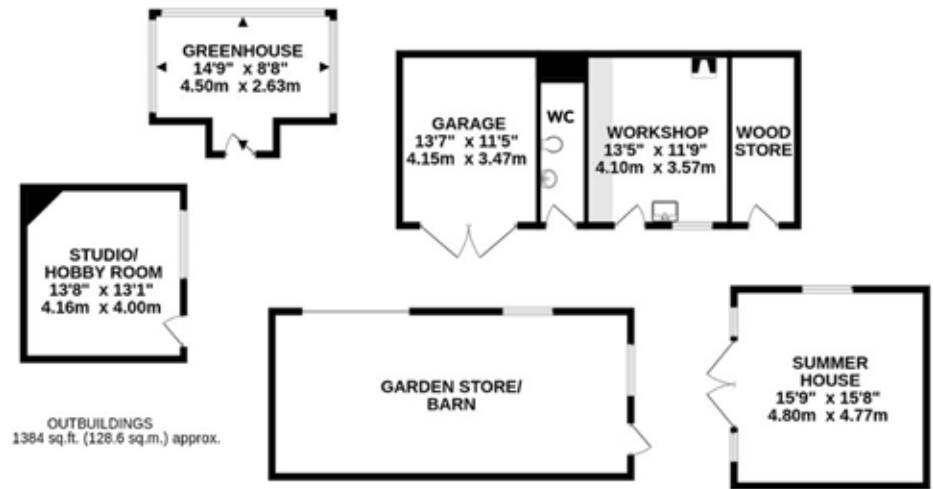
Leave Norwich on the A47 heading east. At the Postwick Interchange take the 2nd exit onto the A47 slip road to Great Yarmouth/Brundall. Merge onto Yarmouth Road/A47. At the roundabout take the 3rd exit onto Cucumber Lane. Cucumber Lane turns left and becomes The Street. Follow this road which becomes Strumpshaw Road and then Long Lane. The property will be found on the right hand side behind wrought iron gates.

## Services, District Council and Tenure

Oil Central Heating, Mains Water, Mains Drainage  
Fibre to Premises Broadband Available - Vendor uses Comtec  
Mobile Phone Reception - varies depending on network provider  
Please see [www.checker.ofcom.org.uk](http://www.checker.ofcom.org.uk) - for Broadband/Mobile availability  
Broadland District Council - Council Tax Band for House E  
Council Tax Band for Annexe - A  
Freehold



**GROUND FLOOR**  
1806 sq.ft. (167.8 sq.m.) approx.



**OUTBUILDINGS**  
1384 sq.ft. (128.6 sq.m.) approx.



**1ST FLOOR**  
918 sq.ft. (85.3 sq.m.) approx.

**FLOOR AREA - HOUSE (EXCLUDING ANNEXE & OUTBUILDINGS) : 2724 sq.ft. (253 sq.m.) approx.**  
**TOTAL FLOOR AREA : 4625 sq.ft. (429.6 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](http://www.norfolkpropertyphotos.co.uk)  
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Your Energy Performance Certificate (EPC) has Expired and you will require a new one in order to market your property.

Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure.



# FINE & COUNTRY

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Fine & Country appreciates the most exclusive properties require a more compelling, sophisticated and intelligent presentation - leading to a common, yet uniquely exercised and successful strategy emphasising the lifestyle qualities of the property.

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We understand moving home is one of the most important decisions you make; your home is both a financial and emotional investment. With Fine & Country you benefit from the local knowledge, experience, expertise and contacts of a well trained, educated and courteous team of professionals, working to make the sale or purchase of your property as stress free as possible.

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