



THE STORY OF  
**Conrol Lodge**

*Bergh Apton, Norfolk*

**SOWERBYS**



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THE STORY OF

# Conrol Lodge

Whiteheath Road, Bergh Apton,  
Norfolk, NR15 1AY

Very Popular Location

Extensive Accommodation

Dual Aspect Sitting Room

Well-Fitted Kitchen Breakfast Room

Dining Room and Study

Utility Room and Cloakroom

Five Main Bedrooms

Principal with En-Suite, Dressing Room and Sitting Room

Self-Contained Two Bedroom Annexe

Grounds of Approx. 3.65 acres (STMS)

SOWERBYS NORWICH OFFICE

01603 761441

[norwich@sowerbys.com](mailto:norwich@sowerbys.com)



“We would describe our home as peaceful, tranquil and unique.”

Welcome to Conrol Lodge, an exquisite home boasting breathtaking countryside views and impeccable proportions. This property offers versatile living spaces, ideal for those seeking an additional income with a self-contained annexe or simply desiring a spacious home.

As you step into the bright and inviting entrance lobby, ample space welcomes you to stow away coats and boots. The sitting room is a magnificent size flooded with natural light, showcasing panoramic countryside views. In the winter months, it transforms into a cosy retreat, warmed by the crackling fireplace. For formal gatherings, the well-appointed dining room provides an elegant setting. The well-equipped kitchen/breakfast

room, cloakroom, and inner lobby offer convenience and functionality.

The ground floor hosts two generously sized bedrooms along with a modernly fitted shower and cloakroom. Ascending to the main first floor reveals two bedrooms and a family bathroom. The principal suite is luxurious, featuring a walk-through dressing room, en-suite shower room, bedroom, sitting room, and private study—a space brimming with versatility.

The self-contained annexe on the ground floor comprises an entrance hall, sitting room, two bedrooms, a fitted kitchen, and a modern shower room, ensuring comfort and privacy for guests or tenants.







Extending across approximately 3.65 acres (STMS), the extensive grounds offer a picturesque slice of Norfolk countryside. Sweeping lawns and a south-facing entertaining terrace beckon outdoor enjoyment. A diverse array of plantings and native boundary hedging create a tranquil ambiance. A productive kitchen garden boasts two greenhouses and a storage shed, while a summer house affords splendid views of the property. Beyond the beach hedging lies a splendid meadow adorned with specimen trees.

The gravel driveway provides ample parking and grants access to the garage and private parking for the annexe, completing the picture of countryside elegance at Conrol Lodge.





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 purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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ALL THE REASONS



# Bergh Apton

IN NORFOLK  
IS THE PLACE TO CALL HOME



A charming south Norfolk village, Bergh Apton is located approximately seven miles south of Norwich.

The village's thriving community benefits from a village hall hosting a range of events. There's a Post Office, and further day-to-day amenities can be found in nearby Brooke, including a public house and restaurant, cafe, butchers, a local shop and primary schooling. There is also a regular bus service.

This ancient city of Norwich has been home to writers, radicals and fiercely independent spirits for over a thousand years, and today continues in its legacy as an enclave of culture and creativity. It's perfectly preserved medieval streets are home to a thriving community of small businesses, a vibrant food scene and an established arts culture. It is also a gateway to a county that continues to inspire people with its unspoilt landscapes, open spaces and big skies.

Named as one of the best places to live in 2021, Norwich lies approximately 20 miles from the coast at the confluence of the River Yare and

the River Wensum, the latter still bending its way through the heart of the city. In the 11th Century, Norwich was the second largest city in the country, and today is still the UK's most complete medieval city. Strolling through the historic cobbled streets of Elm Hill, whatever the season, the Tudor architecture retains its character and beauty. Laced with merchant's houses, thatching, individual homes, speciality shops and small cafes, you'll be led toward the 1,000-year-old Norwich Cathedral.

To the north of the city the University of East Anglia is a remarkable example of brutalist architecture, and the campus is also home to the Sainsbury centre, a permanent collection of modern and ethnographic art, gifted by the Sainsbury family.

When the bright lights call, trains to Liverpool Street take just 90 minutes, and the city's airport flies to a number of UK destinations, as well as direct to Amsterdam.

This is a city that reveals itself the longer you stay - a city to fall in love with - a city to be a part of.



Note from the Vendor



“We have loved exploring the farmlands that surround us and watching the beautiful sunsets and sunrises.”

THE VENDOR



SERVICES CONNECTED

Mains water and electricity. Drainage via septic tank. Oil fired central heating.

COUNCIL TAX

Conrol Lodge - Band D and The Annexe - Band A.

ENERGY EFFICIENCY RATING

D. Ref:- 0448-3035-4207-3424-5204

To retrieve the Energy Performance Certificate for this property please visit <https://find-energy-certificate.digital.communities.gov.uk/find-a-certificate/search-by-reference-number> and enter in the reference number above. Alternatively, the full certificate can be obtained through Sowerbys.

TENURE

Freehold.

LOCATION

What3words: ///rips.torso.testy

AGENT'S NOTE

There is a public footpath which follows the boundary hedge to the North-East

These particulars and measurements whilst believed to be accurate, are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give representation or warranty in respect of the property.



# SOWERBYS



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