



THE STORY OF
Lime Tree House

Loddon, Norfolk

SOWERBYS



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Lime Tree House

10 High Bungay Road, Loddon
NR14 6JT

Stunning Family Home

Four Double Bedrooms

Four Bathrooms, Including Two En-Suites

Superb $\frac{3}{4}$ Acre Plot (STMS)

Brilliantly Versatile Accommodation

Potential for Ground Floor Annexe

Highly Sought After Village Location

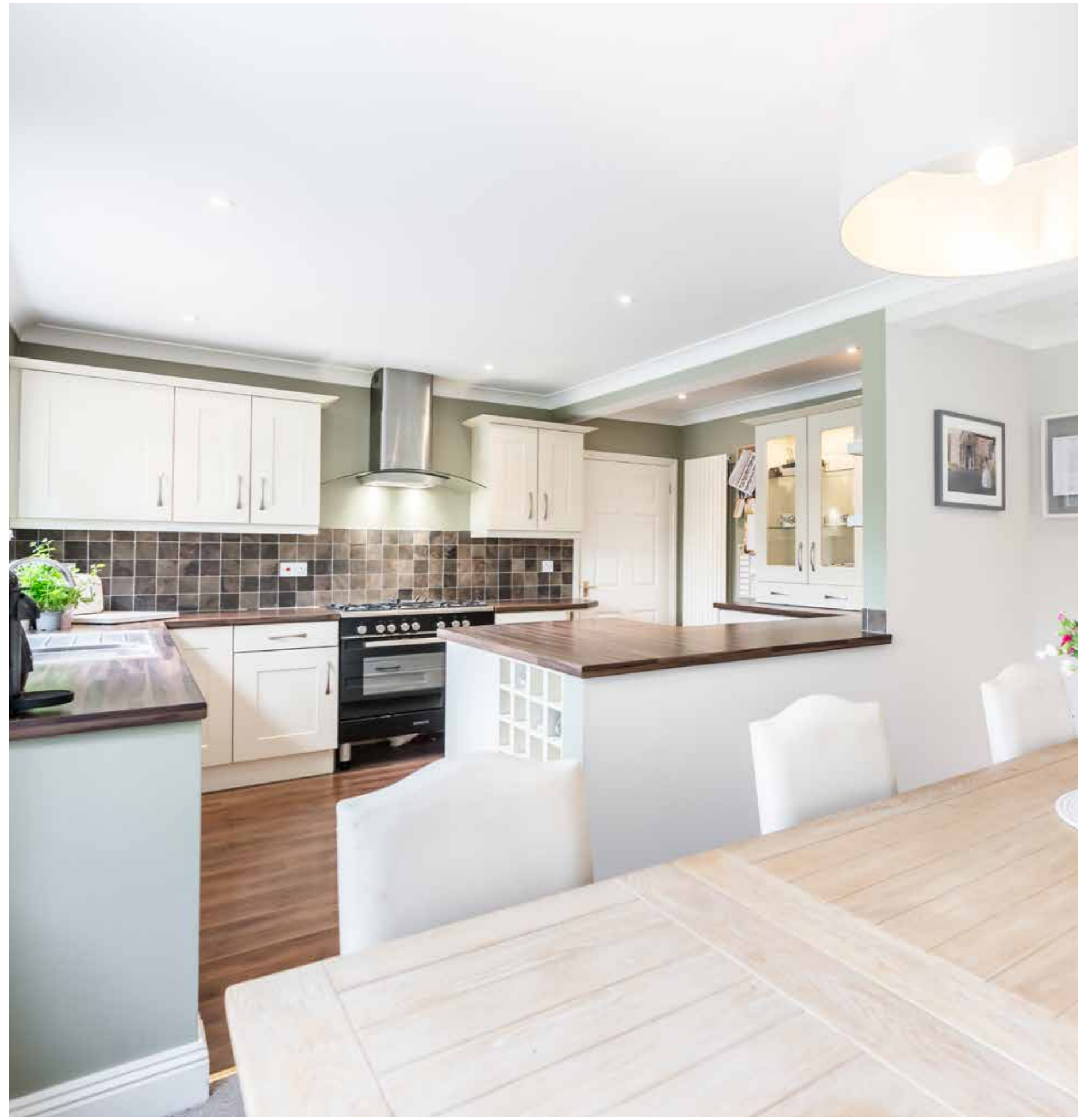
Large Driveway and Multiple Garages

Impeccably Presented Throughout

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Standing proud in a splendid plot of approximately three quarters of an acre (STMS), this lovely home has been renovated throughout by the current owners and presents comfortably more than 3,000 sq. ft. of immaculate and highly versatile accommodation. Idyllically located amongst a popular and thriving village with a wealth of amenities.

No family home is complete without a sociable and practical kitchen/dining room to anchor the home – the intelligent layout of Lime Tree House means that all of the main receptions flow seamlessly whilst holding a definition of their own. The kitchen interacts brilliantly with the dining area, which itself opens to the wonderful sitting room and dramatic garden room. Four very individual spaces that interact just enough to feel cohesive without being overly open plan.

Excellent versatility is found in the ground floor wing currently housing the large utility/boot room, two further receptions and a ground floor shower room. This entire wing has been designed to make for an ideal self-contained annexe should the need arise.

The first floor is home to four double bedrooms. A spacious principal features built-in wardrobes and a luxurious en-suite whilst an additional en-suite guest bedroom is accompanied by two further doubles, served by the central family bathroom.

Of course, a noteworthy feature of this home is the plot in which it sits. Approximately 0.7 acres (STMS) of varied grounds makes for an enchanting backdrop to the property. The sprawling lawn is interspersed with handsome mature trees and multiple terraces make the very best of the all-day sunshine. The large frontage means ample parking is complemented by selection of garages and handy outbuildings.





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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Loddon

A HISTORICAL TOWN WITH SO MUCH ON ITS DOORSTEP

Lying on the River Chet, Loddon is a small market town with so much on its doorstep. With lots of history here, the town is centered around a 15th century church, the Holy Trinity.

There are an assortment of local shops, eateries and pubs - along with a good number of local walks. There are also an assortment of schools nearby, covering all ages and this includes Langley School - a well-renowned independent school offering day, weekly, flexi and full boarding.

Loddon is within the bounds of The Broads National Park, which is the largest protected wetland in Britain. The town is also well situated to reach areas in both Norfolk and Suffolk and the ancient city of Norwich is only a 30 minute drive from the town.

Having been home to writers, radicals and fiercely independent spirits for over a thousand years, today the city 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.



Note from Sowerbys



“Approximately 0.7 Acres (STMS) of varied grounds makes for an enchanting backdrop to the property.”



SERVICES CONNECTED

Mains water, electricity and drainage. Gas central heating.

COUNCIL TAX

Band E.

ENERGY EFFICIENCY RATING

D. Ref:- 8561-6825-4360-4420-8926

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: ///players.spicy.geologist

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