



1 Long Barn  
Transport Lane | Hales Green | Norfolk | NR14 6QW



# COUNTRYSIDE CONNECTION



“Watch the seasons change over the surrounding farmland, see birds of prey passing by and ducks moving through the garden, their ducklings behind. Enjoy starry night skies and spectacular sunsets – this glorious rural location has it all. It’s also less than a mile from the charming town of Loddon, where you have all the amenities you need.”







# KEY FEATURES

- A Beautifully Presented Grade II Listed Barn Conversion, formally part of the Hales Hall Estate, once home to Sir James Hobart, Attorney General to King Henry VII
- Spread Over Three Floors with Character Features throughout
- Four Bedrooms; Three Bath/Shower Rooms - Two of which are En-Suite
- Kitchen/Breakfast Room and Ground Floor WC
- Sitting/Dining Room with Fireplace and Wood Burner
- Attractive, Mature Front and Rear Landscaped Gardens
- Off Road Parking and Twin Garaging
- Located at the end of an Exclusive Private Road in a Highly Desirable Countryside Setting, but Close to Amenities in the Popular Market Town of Loddon
- The Accommodation extends to 1,937 sq.ft
- EPC Not Required

If you love country life but you don't want to be cut off from civilisation, this is the perfect place for you. A beautiful Grade II listed barn conversion that's been recently renovated and sits in a glorious rural position, close to the A146 and to Loddon yet surrounded by open fields and common land.

## Carefully Converted

This period barn was once part of the Hales Hall estate. The hall itself dates back to the 15th century in its oldest parts, but the barn is believed to have been built in the early 1700s. It was converted in the 1980s and the first people to live in the newly converted home stayed there until around seven years ago. The current owner then rented the barn before buying it from the former occupants – a testament to her enjoyment of the lifestyle here. She embarked on a sensitive renovation and the barn now comes to the market in excellent condition, offering a delightful blend of authentic character and stylish modern touches.

## Wonderfully Versatile

On the ground floor, there's a fabulous, bright and dual-aspect reception room. This has plenty of space for both seating and dining and the owner has found it works well for entertaining, with friends gathering around the table before moving to the sofa, cosy in front of the recently fitted log burner. In Summer, the room stays refreshingly cool, while in Winter, the thick walls hold the heat beautifully. The kitchen is at the other end of the ground floor and has a breakfast bar where you can have people sitting up and chatting while you prepare food and drink, plus room for either dining or seating.







# KEY FEATURES

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Again, it's a lovely light room with a dual aspect. There are three good size bedrooms on the first floor. The largest has been created from a single and double bedroom which could easily be converted back, so there's no shortage of space – ideal if you work from home or have a large family. Two of the bedrooms have contemporary en-suite bathrooms, which is a lovely bonus and means there's no need to queue when you're getting ready in the morning! On the top floor, you'll find a magnificent master suite, complete with a luxurious en-suite with gorgeous feature freestanding bath, in addition to a large walk-in shower. This would be perfect for parents, giving them their own space and the children their own area on the floor below. The whole property would also work brilliantly as a weekend retreat and place to come and relax after a busy week's work, enjoying the fresh air and green surroundings. The double garage offers further potential and would make a great games room, so there's scope to make your mark if that's what you like to do.

## Enjoying The Area

Outside, you have gardens to the front and rear of the barn, with the walled garden secure for dogs and young children alike. The owner stipulated the gardens be designed to be low maintenance but full of colour and interest. She loves spending time out here, relaxing in the sunshine and watching the wildlife. As well as all the usual garden birds, when walking her dog on the neighbouring common or on the quiet lanes around here, she's seen red deer, red kites, pheasants and so much more. You have this lovely balance of the peace and tranquility of the surroundings and an awareness of the changing seasons. As well as a handful of neighbours, so you're private but not isolated. You'll see the village cricketers in their whites on the nearby green, a world away from the hustle and bustle of city life, yet you can hop in your car, head down the lane and be on the A146, with Loddon just a couple of minutes' drive from your front door. It's easy to get up to Norwich, over to the coast, to the Southern Broads or to the station for travel to London, so you're surprisingly well connected here.

























































# INFORMATION

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## On The Doorstep

The market town of Loddon has an excellent centre with a variety of shops and day to day facilities. Gastro-pubs, Beauty/Hair Salons, a Gym, Dry-Cleaners, Veterinary Practice and Medical Centre. Excellent State Primary and Secondary schooling as well as private sector teaching at Langley or Norwich, plus a convenient petrol station in Hales. The market towns of Beccles and Bungay are 6.5 and 7 miles away. Norwich, the Cathedral city is approximately 12.5 miles north west has a main line rail link to London Liverpool Street.

## How Far Is It To?

Norwich lies approximately 12.5 miles away and offers a wide range of leisure and cultural facilities as well as a main line rail link to London Liverpool Street and an international airport. The thriving market town of Beccles is approximately 6.5 miles southeast. Situated on the River Waveney it has some good riverside walks as well as a plethora of shopping and eateries. Great Yarmouth and Lowestoft are easily accessible. The attractive market town of Diss is about 24 miles southwest, with its large variety of shops, auction house and museum. It too boasts a main line rail link to London Liverpool Street.

## Directions - Please Scan QR Code Below

Leave Beccles on the A146 towards Norwich and continue on this road for approximately 7.5 miles. When you reach a sign for Stubbs Green, turn left on to Dull's Road and continue on this road to the first unsigned turning into Transport Lane on the left. Turn left and just over half a mile, take the first turning on the left marked 'Private Road - Loddon Hall Barns' which is before the cattle grid at the end of Transport Lane. Follow the track all the way round and the property will be found on the left hand side.

## What Three Words Location

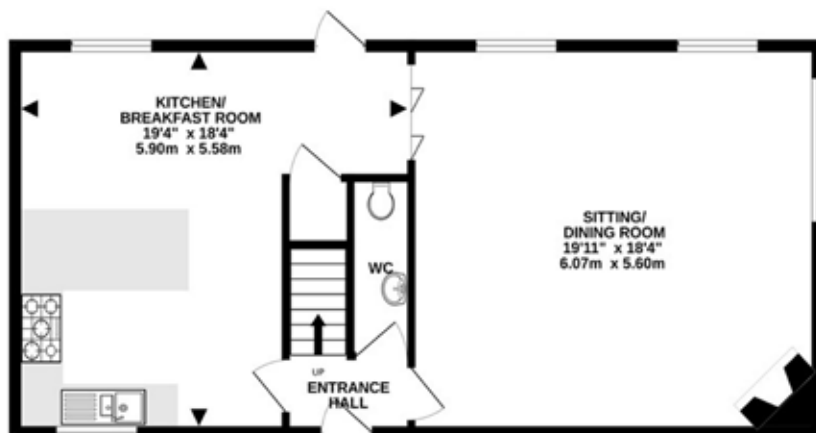
Every 3 metre square of the world has been given a unique combination of three words. Download the app to pinpoint the exact location of this property using the words... [pigtails.laces.haystack](https://www.threewords.com/pigtails.laces.haystack)

## Services, District Council and Tenure

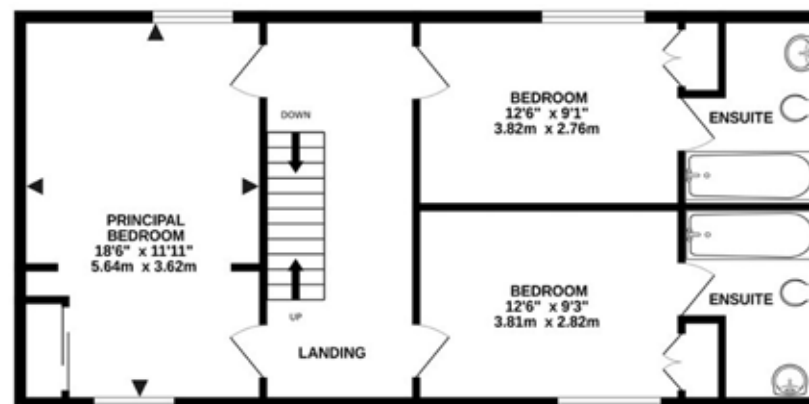
LPG Heating; Mains Water, Private Drainage by Water Treatment Plant  
Ultra Fast Broadband Available - please see [www.openreach.com/fibre-checker](http://www.openreach.com/fibre-checker)  
Mobile Phone Reception - varies depending on network provider  
Please see [www.checker.ofcom.org.uk](http://www.checker.ofcom.org.uk)  
South Norfolk District Council - Council Tax Band E  
Freehold



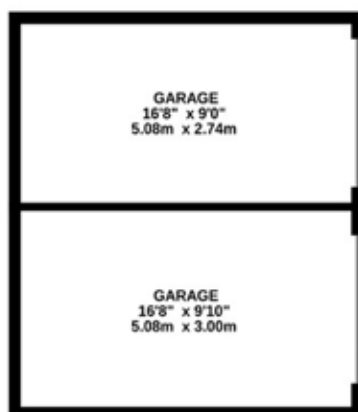




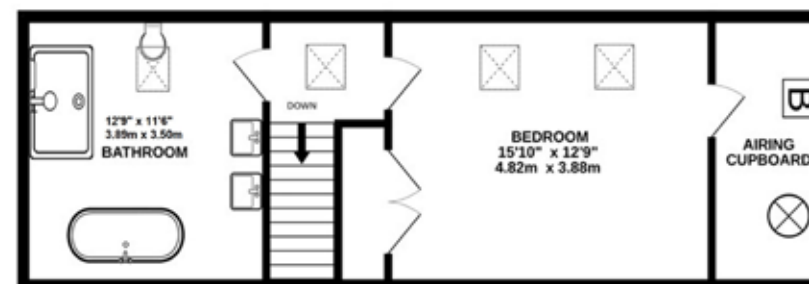
GROUND FLOOR  
712 sq.ft. (66.2 sq.m.) approx.



1ST FLOOR  
722 sq.ft. (67.1 sq.m.) approx.



GARAGING  
315 sq.ft. (29.3 sq.m.) approx.



2ND FLOOR  
502 sq.ft. (46.7 sq.m.) approx.

**FLOOR AREA - HOUSE (EXCLUDING GARAGE) : 1937 sq.ft. (179.9 sq.m.) approx.**  
**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](http://www.norfolkpropertyphotos.co.uk)  
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PRIVATE DRIVE  
ACCESS ONLY  
LODDON HALL BARNS



# FINE & COUNTRY

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This unique approach to luxury homes marketing delivers high quality, intelligent and creative concepts for property promotion combined with the latest technology and marketing techniques.

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FOUNDATION

Fine & Country Foundation, charity no. 1160989

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