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West Lodge, 19 Yarmouth Road, Blofield, Norfolk, NR13 4JU

West Lodge is a delightful period residence offering spacious, versatile accommodation across two floors, seamlessly blending timeless character with modern comforts. Dating back to the 1600's and once the home of the village doctor, the property was thoughtfully extended in years past to provide two private wings for sisters, connected by elegant shared living spaces. Today, West Lodge remains a warm and inviting home, rich in history and full of personality.

Nestled in the heart of the picturesque village of Blofield—within Norfolk's desirable Broadland district—this charming home enjoys a peaceful setting with the convenience of excellent local amenities. The village features an 'Outstanding'-rated primary school, a popular pub, garden centre, Post Office and shop, as well as the historic St Andrew and St Peter Church. With its blend of rural tranquillity and everyday convenience, Blofield offers a refined yet relaxed lifestyle.

A gated entrance leads to generous off-road parking and a double garage, ideal for car or boating enthusiasts. The mature gardens are a true highlight, featuring beautifully planted borders, sun-drenched terraces perfect for alfresco dining, expansive lawns, and plenty of space for entertaining or cultivating a kitchen garden.





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- SIX RECEPTIONS
- FIVE BEDROOMS
- ANNEXE POTENTIAL

- LANDSCAPED GARDENS
- GENEROUS FAMILY HOME
- SOUGHT AFTER LOCATION

- DETACHED PERIOD PROPERTY
- WELL-PRESENTED THROUGHOUT
- OFF-ROAD PARKING & DOUBLE GARAGE

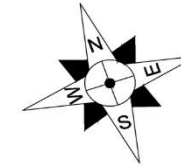
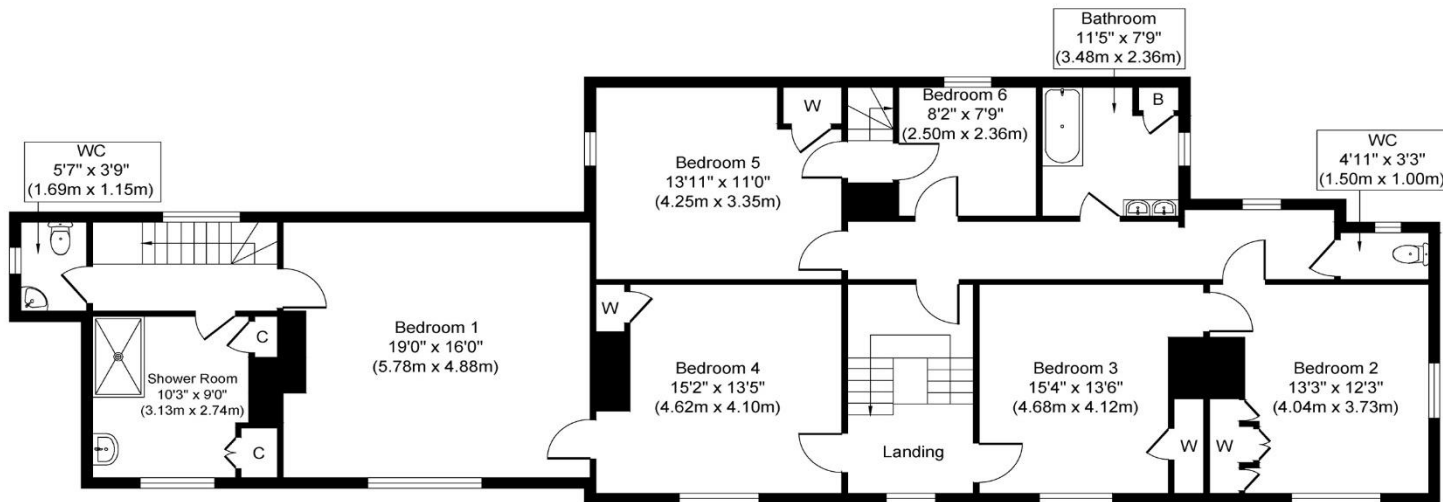
Inside, West Lodge offers more than 3,300 sq. ft. of flexible living space. The ground floor boasts six reception rooms, including a grand dining room with high ceilings and a striking central fireplace. A cosy sitting room and an inviting family room offer relaxed spaces to unwind, while the study provides a peaceful corner for work or reflection. A particularly versatile section of the home includes a store room and upstairs bedroom with adjacent shower room—offering potential for a self-contained annexe or multi-generational living. The main kitchen is well-equipped and perfect for everyday living, accompanied by a charming breakfast room where the warmth of the Range creates a homely atmosphere. A separate utility room and cloakroom further enhance the home's practicality. Upstairs, five generously proportioned bedrooms offer ample space for family and guests, alongside a useful box room—ideal as a dressing room or for additional storage. A well-appointed family bathroom and a separate cloakroom complete the upper floor.

Located just nine miles from the historic city of Norwich, West Lodge is ideally placed for those seeking the best of both worlds: rural peace with easy access to a vibrant city renowned for its preserved medieval streets, independent shops, diverse food scene, and thriving arts culture.

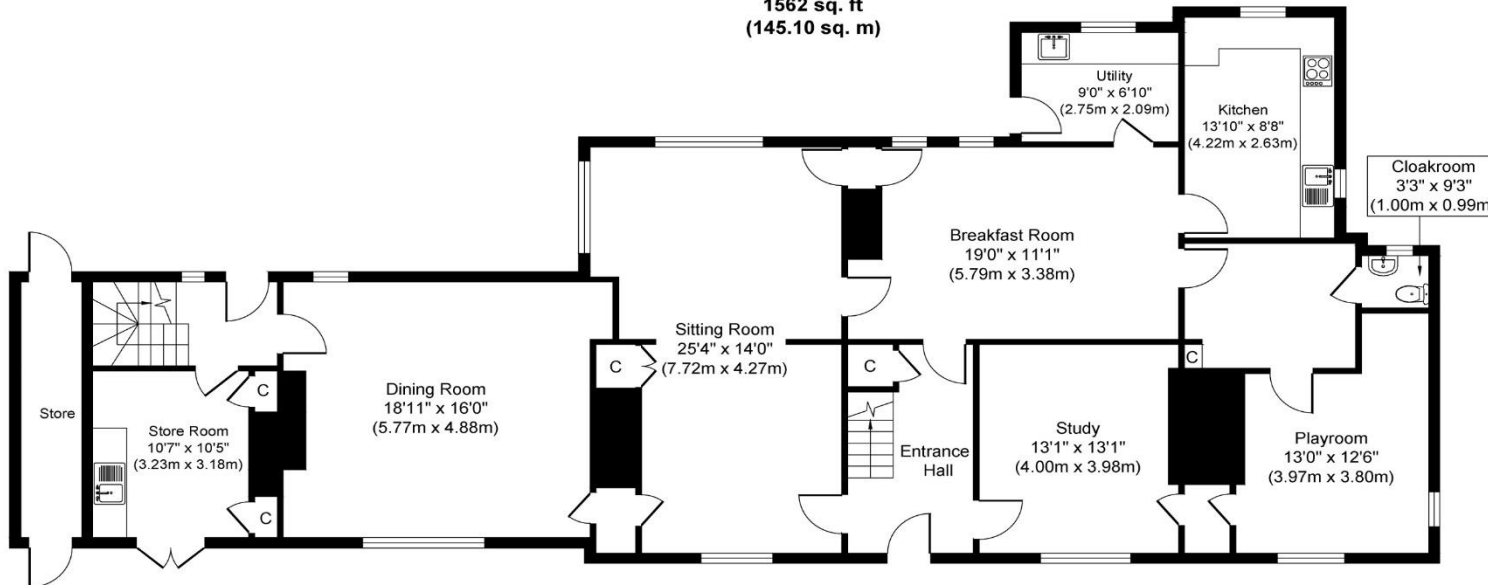




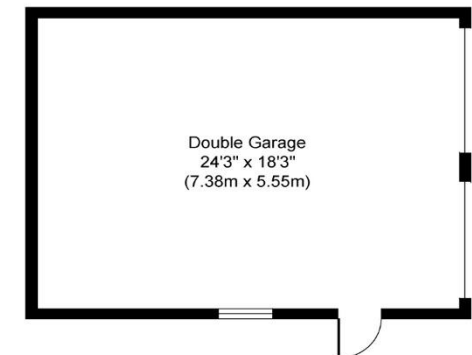
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First Floor
Approximate Floor Area
1562 sq. ft
(145.10 sq. m)



Ground Floor
Approximate Floor Area
1781 sq. ft
(165.49 sq. m)

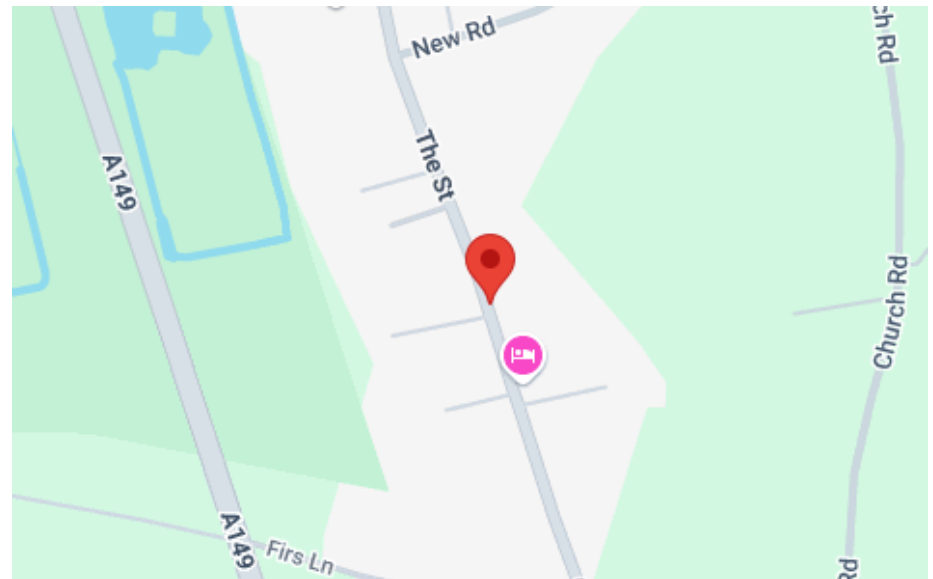


Garage
Approximate Floor Area
441 sq. ft
(40.95 sq. m)

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. The measurements should not be relied upon for valuation, transaction and/or funding purposes. 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.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		





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