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THE STORY OF

# The Lodge

*Bale, Norfolk*

SOWERBYS





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# The Lodge

Bale, Norfolk  
NR21 0QS

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Substantial Detached Period Residence

Traditional Brick and Flint Elevations

Extensive Living Space of Around 3,000 Sq. Ft.

Four Double Bedrooms

Ground Floor Bedroom Suite

Abundance of Period Charm and Character

Highly Adaptable Space

Extensive Grounds of Around 1.85 Acres (STMS)

Versatile Outbuildings

Prime Village Position

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Dating in parts to around 1650 this historic, brick and flint period residence is the epitome of north Norfolk country living with expansive and charming accommodation, extensive and established grounds and just a short drive to our wonderful heritage coastline.

The Lodge is a charming and deceptively spacious residence nestled in the heart of Bale, one of north Norfolk's most prized villages.

Believed to date back as early as 1650 in parts, this fine home is a landmark residence and is firmly part of the village's illustrious history. The village church was built in the 14th century and the holm oaks growing in front of it are looked after by the National Trust. These oaks were preceded by the famous 'Bale Oak', which predated the church. Its trunk's circumference was massive and was hollow in the middle. Until it was cut down in about 1860, it housed a cobbler's workshop.

'The Lodge' comes to the open market for the first time in over 30 years and has been a much-loved family home to the present owner and their family. They have enjoyed many years of memories at the property and fully embraced the lifestyle it offers with extensive family space both inside and out. With its edge of village setting there is a strong connection to the surrounding countryside whilst being perfectly placed to enjoy the strong village community.



From what was once a humble brick & flint cottage, stands a substantial home that has grown subtly over the years to provide extensive and versatile accommodation of around 3,000sq ft. plus outbuildings.

The ground floor spans over 2,000sq ft. alone and comprises of a formal living room with exposed beams and open fireplace, a dual aspect dining room and a delightful family room/ snug. A traditional in-frame kitchen serves as the all-important hub of the house and is supported by a very generous utility/laundry room, pantry and store. To one end of the house is a versatile and accessible ground floor bedroom with en suite bathroom. The ground floor accommodation is completed by a study and guest WC.

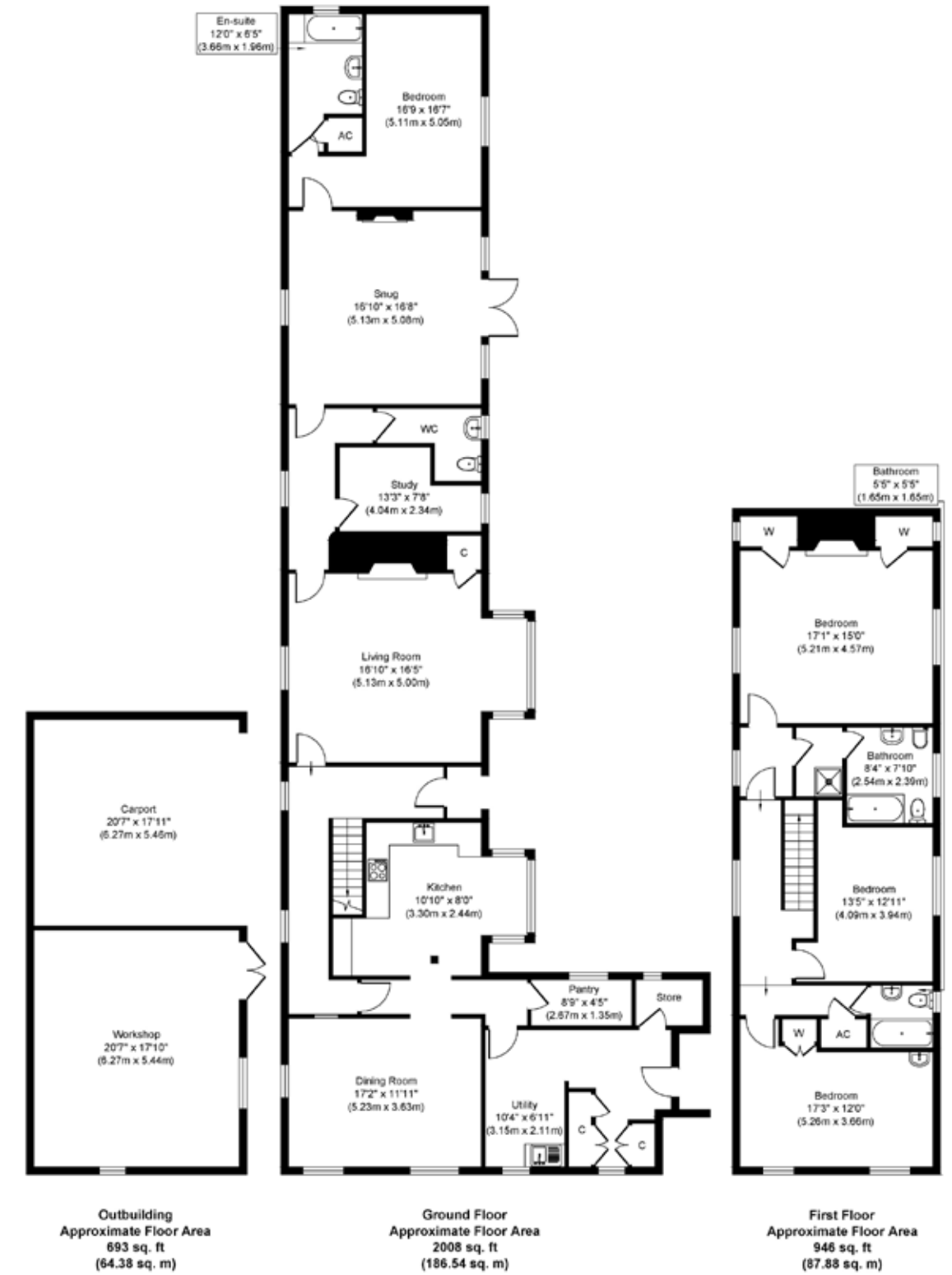
To the first floor there are three individual bedrooms each enjoying delightful vistas over the established grounds. The principal bedroom suite features an ornate panelled wall set around an open fireplace and is served by an en suite bath & shower room. A family sized bathroom accompanies bedrooms two and three.

‘The Lodge’ enjoys a high degree of privacy and is set in wonderfully established gardens and grounds that extend to around 1.85 acres (STMS).

The grounds include formalised areas, expansive lawns, a hard surface tennis court and a substantial, detached outbuilding with carport and workshop. The grounds are enclosed by mature trees and significant hedgerows that provide great shelter and excellent privacy.







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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# Bale

CHARMING VILLAGE LIVING, CLOSE  
TO COAST AND TOWNS

A pleasant and rural conveniently located village for Holt, Fakenham and the renowned North Norfolk coast. It has a church and village hall, with a garage and supermarket a short distance away.

Holt is one of the most attractive small towns in Norfolk in an area of outstanding natural beauty. The main street is lined with colour-washed Georgian buildings, many of architectural importance. There are tea and coffee shops, lots of antique and curio shops, food shops and delicatessens, banks, independent shops and, of course, historic Gresham's School founded in 1555. The cathedral city of Norwich is just twenty-six miles distant. From Norwich there are direct trains to London Liverpool Street and Norwich Airport is a convenient worldwide gateway via Schiphol Airport.

Fakenham offers the perfect blend of market town charm and coastal proximity. Located just ten miles from sandy beaches and positioned halfway between King's Lynn and Norwich, it ensures a convenient commute. After work, residents can enjoy the thriving Central Cinema or engage in activities like glass-blowing at Langham Glass, exploring nature at Pensthorpe, or taking a stroll at Sculthorpe Moor. For those seeking more excitement, Fakenham Racecourse offers a day of racing, while Fakenham Golf Club provides a scenic setting around the racecourse. Nearby Thursford features a remarkable collection of steam engines and organs, famous for its Christmas spectacular.



## Note from the Vendor



“Being on the edge of the village, there is a sense of being immersed in the countryside, but still part of the community.



## SERVICES CONNECTED

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

## COUNCIL TAX

Band F.

## ENERGY EFFICIENCY RATING

E. Ref: 4337-3920-4309-0759-0292

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: ///boards.contemplate.copy

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# SOWERBYS

To mark our 30th anniversary year, we're making a donation  
to these Norfolk charities every time we sell a home

*Nelson's*  
Journey

 **St Martins**  
more than a home  
for the homeless

 **mind**  
Norfolk and  
Waveney

 **Cancer  
Charity**  
— EST. NORFOLK 1989 —

 **East Anglian  
Air Ambulance**

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