



THE STORY OF

Isabel Lodge

Stanhoe, Norfolk

SOWERBYS



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Isabel Lodge

Stanhoe, Norfolk
PE31 8QL

Beautiful Detached New Home

Stunning Western Countryside Views

Peaceful and Private Location

1.25 Acre Setting (STMS)

Views Over All Saints Church

Three Reception Rooms

Three Bedrooms

Potential for a Further Two Bedroom Suites

Three Bay Garage

5,250 Sq. Ft of Living Accommodation

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Set within 1.25 acres (STMS) of peacefulness and privacy, Isabel Lodge is a meticulously designed brick and flint home. In 2018, the vendors completed their vision of creating a home that not only harmonises with its picturesque surroundings but also maximises its privileged location in the former orchard of The Old Rectory.

Named after Lady Isabel, wife of Sir Hervey de Stanhoe, founder of the striking 13th Century church with eastern views from the Lodge, every detail reflects their thoughtful approach. They integrated the 18th Century kitchen garden wall from The Old Rectory, ensuring a seamless fit into the historical fabric of the area.

Upon entering Isabel Lodge, one is greeted by a grand double-height central entrance hall, a welcoming space for gathering friends and family, envisioning festive gatherings around a 12 ft. Christmas tree in winter, and bathed in natural light during summer. The ground floor offers a free-flowing layout designed for relaxed living, with the kitchen, dining, and family room positioned to capture stunning countryside vistas. French doors lead to the patio, inviting the outdoors in, while a cosy sitting room with a log-burner and a snug with elegant, fitted bookshelves offer retreats for quieter moments. Practical amenities include a walk-in pantry, a spacious utility room, and a boot room designed for everyday convenience.

Having previously overseen a large country house, the owners opted for three generous double bedrooms on the first floor, each designed with comfort in mind. The principal suite features a large dressing room and an en-suite bathroom, oriented to catch the morning sun rising over the church. Anticipating future needs, the second floor remains unfinished but prepared for two additional double bedroom suites.





Outside, a substantial triple bay garage includes an internal first floor suitable for a gym, billiard room, or children's retreat, complemented by an integral garage, covered log store, and outdoor facilities.

Despite their amateur gardening status, the owners prioritised creating a garden that complimented the house and its surroundings. Renowned landscape gardener Bridget Diggins meticulously planned the driveway, paving, 'Lutyens' lawn, flower beds, vegetable garden, and hedgerows, ensuring each element enhances the property's charm.

Describing a property as unique is often overused, but Isabel Lodge stands as a rare testament to its creators' dedication to preserving its timeless appeal and fitting tribute to its special setting, promising enduring beauty for generations to come.





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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Stanhoe

TRANQUIL VILLAGE CHARM WITH AWARD-WINNING LOCAL FLAVOURS

A small rural village, Stanhoe is centred around a large duck pond. The Duck Inn, an award winning gastropub, offers the very best in locally sourced produce, and Stanhoe Stores stocks a range of essentials as well as locally produced meats, cheeses, chutneys, chocolates, fresh breads and pastries. The village also has a church, All Saints, one of six churches which along with the parishes of Bircham, Sedgeford and Docking make up the United Benefice of Docking. The village hall, also known as the Reading Room offers many village activities and in 2012, a village screen was setup to provide film shows inside.

Approximately 7 miles away is Brancaster, justly famous for its mussels and one of the most desirable coastal villages on the north Norfolk Coast with its heritage coastline and fine sandy beaches in an Area of Outstanding Natural Beauty. The village has a very good public house, The Ship, and there is also a village hall with shop and club, and a primary school. The Royal West Norfolk Golf Club is at Brancaster with its fine links course. There are also sailing facilities at Brancaster Staithe.

Treasured memories of family holidays, a day at the world famous horse trials or a well-earned afternoon spent browsing its pretty boutiques – there are plenty of ways to experience Burnham Market, just four miles away from Stanhoe.

Eating out is a joy here with award winning Socius serving a British-inspired tapas menu on the edge of Foundry Place, and NoTwenty9's bar, restaurant and courtyard provides a relaxed spot to wine and dine on warm summer's nights. Fashion counts on the Champagne coast and for chic style head to Anna's boutique or 'next gen' department store Percy Langley, make it fancy at The Hat Shop, go country at Gun Hill Clothing Company or casual at Joules or Jack Wills.



Note from the Vendor



“The house was built in 2018 and was a labour of love. A huge amount of attention and detail went into every aspect of the design and execution.”



SERVICES CONNECTED

Mains water and electricity. Heating and drainage to be confirmed.

COUNCIL TAX

Band G.

ENERGY EFFICIENCY RATING

B. Ref:- 8701-7732-6089-3586-4902

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: ///soda.rebounded.match

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SOWERBYS

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