



Longmeadow Lodge

15a Longmeadow, Brundall, Norwich, Norfolk, NR13 5LY

BROWN & CO



Longmeadow Lodge, 15a Longmeadow, Brundall, Norwich, Norfolk, NR13 5LY

A beautifully positioned detached home standing in elevated landscaped grounds of just over an acre with the finest views across the River Yare and Brundall Broad.

£1,750,000



DESCRIPTION

Longmeadow Lodge enjoys some of the finest views across the River Yare from its elevated and enviable position in the much-loved Broadland village of Brundall. The house and grounds have been meticulously designed and tended since ownership of the land began in around 2007.

The house was completed in 2010, being constructed of traditional brick elevations under a slate roof, following a strategic planning programme which included underfloor heating across all floors, and ensuring that all floors and rooms were regularly used as part of the incredible 5,707 sq.ft. of accommodation. The result is a magnificent residence with versatility and extensive areas to entertain and enjoy family life in this delightful location.

The entrance is charming, accessed via bespoke electric gates into a brick weave drive which flows down past the front of the house into a large parking and turning area with the double garage and workshop positioned in the northeast corner. The house is approached at the front into an attractive entrance hall serving the cloakroom, dining room/bedroom 4 with a separate dressing room and en-suite facilities, entrance to the annexe and the kitchen dining room.

The 37' kitchen dining room acts as the hub of the home with its high-quality wall and base units and central island with granite worksurfaces. There are an excellent range of integrated appliances together with the range cooker which is remaining with the house. Off the kitchen in an open plan format lies the incredible garden room with its attractive log burner and floor to ceiling glass positioned across three aspects taking in the landscaped gardens and picturesque views out towards Surlingham and the protected reserves. The 21' balcony provides a charming space for any occasion accessed off the dining area via French doors. Across the other side of the kitchen lies a useful utility/plant/drying room.

On the first floor the landing provides access to two double bedrooms, a family bathroom and the cinema/upper sitting room. The principal bedroom suite has been beautifully designed to include a dressing area and en-suite bathroom with twin sinks. Access to the balcony is enjoyed from both the principal bedroom and the cinema/upper sitting room and the views from here are outstanding.

The lower ground floor is superbly laid out to include three bedrooms, with en-suites to two of the rooms and

there is access out to the main terrace via all rooms. Bedroom three is a very generously proportioned en-suite room which is currently used as an office.

The Annexe: Positioned off the entrance hall is access to a superb self-contained annexe wing comprising the entrance hall, fitted kitchen, double bedroom with en-suite shower room, dual aspect sitting room and cloakroom.

The gardens and grounds act as a major feature of the house with many points of interest across various elevations. The front gardens are mainly lawned with a variety of trees and shrubs strategically positioned to offer a high degree of privacy from neighbouring properties. The front lawned gardens continue to the eastern boundary and head down to the summer house which overlooks the terrace and woodland with the river and broad peeking through the trees.

Due to the position of Longmeadow Lodge being elevated up above the River Yare the grounds slope away to the south which begin with the attractive terrace positioned off the lower ground floor. There are various steps which lead down to a plethora of landscaped borders with deep shrub and flower beds providing all year colour. A further lawned area provides a pleasant spot to entertain with super views back towards the house.



The whole is a wonderful opportunity and will be of interest to a wide variety of buyers looking for a modern, functional home in a charming and private spot.

Services – Mains gas central heating, mains water, mains drainage, mains water. Sophisticated CCTV, Sonos and alarm system installed and operational throughout the house and grounds.

Acreage – 1.056 acres (stms)

Local authority – Broadland District Council

LOCATION

Longmeadow Lodge is located in the oldest part of the original village of Brundall which is popular village, just off the A47 between Norwich and Acle to the east of Norwich and ideally located for access to the Norfolk Broads, Great Yarmouth, and the coast. Within the village an excellent range of amenities include a post office, convenience store and primary school, and in the nearby village of Blofield there is a primary school, fish & chip shop, public house, camping/garden centre and a golf driving range with a 9-hole golf course. The house is located 5 miles east of the historic city of Norwich on the edge of the acclaimed Norfolk Broads National Park and within easy reach of the wide and

dramatic beaches of the Norfolk and Suffolk coastlines. Retaining all the quality of life and the enjoyment of being in the countryside, while easily accessible to all the activities and services of Norwich 'A Fine City'.

Norwich and the surrounding counties of Norfolk, Suffolk and Cambridgeshire are served by a comprehensive and wide choice of education provision, with many schools rated 'outstanding' and 'excellent'. The University of East Anglia has a gold rating in the Teaching Excellence Framework.

Easy access to the A47 and the dualled A11 provides a fast connection to the east of England motorway (A14) network. 15 minutes to Norwich railway station for a fast (1 hour 40 minute) link to London Liverpool Street Station and the city of London. 20 Minutes to Norwich International airport for internal flights and international flights via Amsterdam Schiphol airport.

DIRECTIONS

From Norwich Tombland continue onto Prince of Wales Road, going over the crossroads at the train station onto the Yarmouth Road. Follow the Yarmouth Road until you reach the roundabout and follow signs for the A47, Great Yarmouth. Follow the A47 for

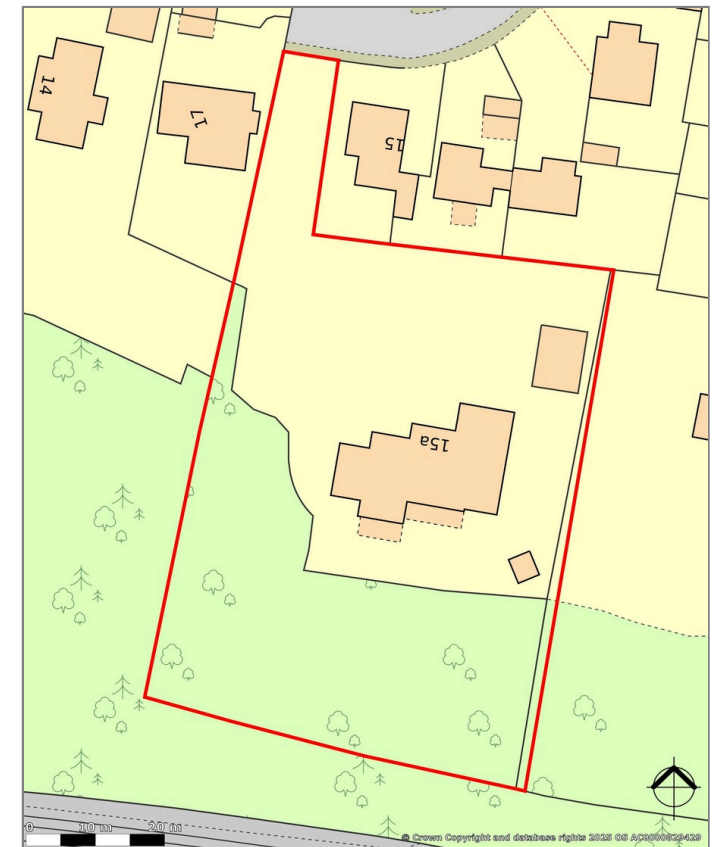
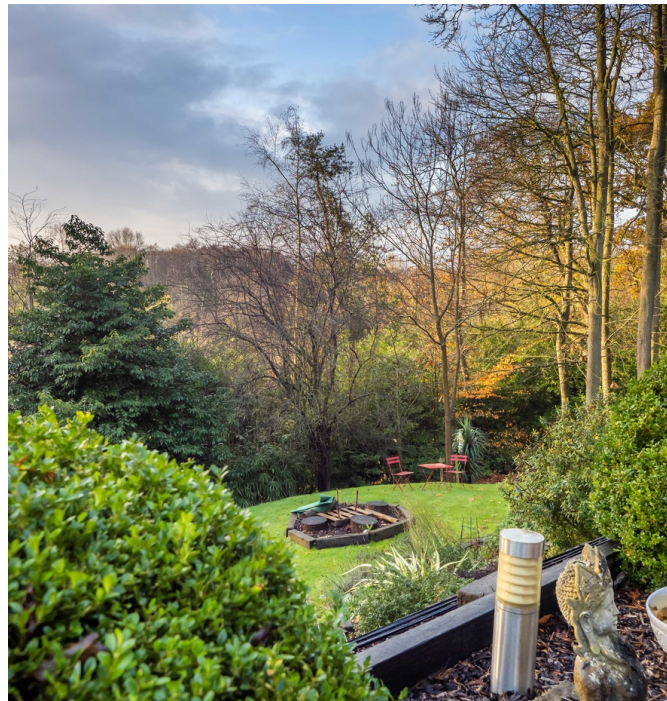
approximately two miles until you reach the Brundall roundabout. Take the third exit into Cucumber Lane and continue into Brundall. As the road turns to the left follow it round and then take the next right hand turn into Longmeadow.

The access to Longmeadow Lodge is at the end of Longmeadow, accessed via electric gates.

AGENT'S NOTES:

- (1) The photographs shown in this brochure have been taken with a camera using a wide angle lens and therefore interested parties are advised to check the room measurements prior to arranging a viewing.
- (2) Intending buyers will be asked to produce original Identity Documentation and Proof of Address before solicitors are instructed.

VIEWING Strictly by prior appointment through the selling agents' Norwich Office. Tel: 01603 629871



Long Meadow, Brundall, Norwich, NR13

Approximate Area = 4864 sq ft / 451.8 sq m

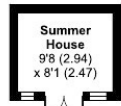
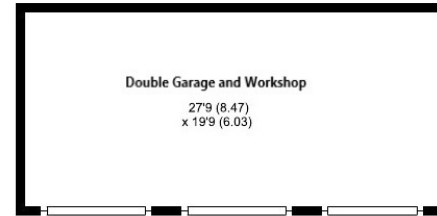
Garage = 550 sq ft / 51 sq m

Annexe = 843 sq ft / 78.3 sq m

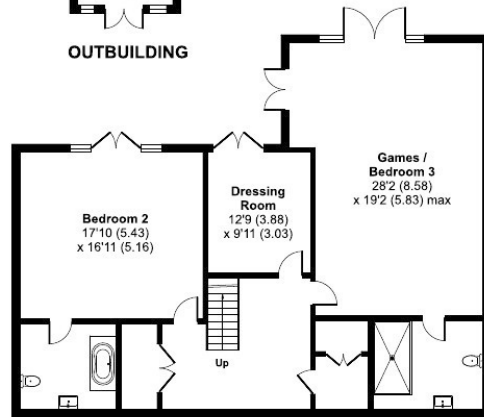
Outbuilding = 78 sq ft / 7.2 sq m

Total = 6335 sq ft / 588.3 sq m

For identification only - Not to scale



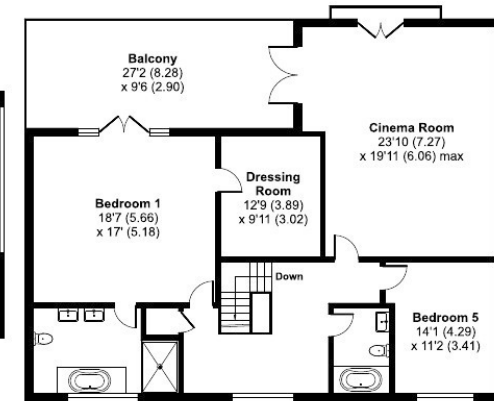
OUTBUILDING



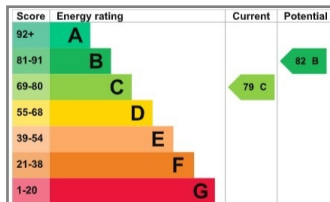
LOWER GROUND FLOOR



GROUND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Brown & Co. REF: 1252929

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