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## **East Lodge**

North Burlingham, NR13

“A truly idyllic home in the most beautiful setting.”

**Samuel Le Good** | Partner





## **Introduction**

East Lodge is the only surviving Lodge House to the former Burlingham Hall.

This truly idyllic home is approached by a private driveway complete with wrought iron gates.

## **Inside**

Immaculately presented with accommodation arranged over two floors and briefly comprising; an open plan living space neatly defined as two areas by a dual facing wood burning stove, a stunning open plan kitchen breakfast room and an impressive oak framed garden room. There is a shower room and a useful utility room also.

The first floor features two double bedrooms, and a large four piece bathroom suite off of the landing.

## **Outside**

There is a large garden mainly laid to lawn with well stocked borders. There is a sun terrace making the most of its surroundings.

Two garden sheds will remain.





## **Reception Rooms**

An impressive open plan living space is neatly defined as two areas by a dual facing wood burning stove. This space is fitted with a wooden floor and features cast iron style radiators.

In addition to this there is a beautiful oak framed garden room overlooking the stunning grounds and Burlingham Woods beyond.

## **Bedrooms and bathrooms**

Two double bedrooms are provided. Both bedrooms are conveniently positioned either side of an impressive family bathroom suite.

## **Features**

The property has been sympathetically restored over many years, it flows exceptionally well and enjoys good ceiling heights. High end fixtures and fittings have been used throughout. The thatch has not long been replaced and is in very good condition.

## **Practicalities**

Ample parking is provided. The kitchen is well-equipped and provides plenty of storage space alongside work surfaces. There is a useful utility room.

## **Services**

Mains electricity, well fed water system, oil fired central heating.

## **EPC Rating**

TBC.



GROUND FLOOR  
70.1 sq.m. (754 sq.ft.) approx.



1ST FLOOR  
43.7 sq.m. (471 sq.ft.) approx.



TOTAL FLOOR AREA : 113.8 sq.m. (1225 sq.ft.) approx.

While every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of rooms, windows, doors and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such for any prospective purchase. 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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## Location

North Burlingham is a picturesque village located in the heart of Norfolk, surrounded by stunning, unspoilt countryside.

Located approximately 10 miles from Norwich with easy access onto the A47 and the A11.

The village of Acle is just 4.5 miles to the West and with a wide range of amenities including an M&S food court.

The Norfolk Broads (recently given National Park status) are within easy reach.



## Families

A number of highly regarded primary schools are close by. Norwich offers a wide range of private schooling for all ages.

## Local Authority

Broadland District Council.







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## Agents Details



**Samuel Le Good** | Partner

samuellegood@abbotfox.co.uk | 01603 660000 | 07915 660981 | @samuellegood

Kingsley House  
2a Upper King Street  
Norwich  
NR3 1AH



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