



Introducing
Lodge Barn,
Ketteringham

SOWERBYS

Lodge Barn is a fine example of a detached three-bedroom barn conversion in the highly sought-after village of Ketteringham, with neighbouring Wymondham nearby and Norwich City Centre within easy reach. Set amidst the peaceful South Norfolk countryside, the property combines tranquillity with convenience and offers extensive accommodation finished to an exceptional standard throughout. Brimming with character, it features exposed brickwork and original wooden beams, as you would expect from a beautiful Norfolk conversion.

At the heart of the home is the impressive open-plan living space, which floods with natural light and provides the perfect hub for day-to-day living and entertaining. This expansive area incorporates an entrance porch, living and dining space, a country-style kitchen, and a mezzanine level. The kitchen offers generous worktop and cupboard space and comes fitted with an integrated electric oven/hob and dishwasher. The mezzanine, accessed via stairs from the living area, is a versatile space ideal as a snug, study, or home office. From here, uninterrupted views across the Norfolk countryside can be enjoyed year-round.

Two separate hallways lead from the main living area to the three double bedrooms, bathrooms, and utility room. The primary bedroom is generously proportioned and complemented by a luxurious en-suite bathroom with bath, separate shower, washbasin, WC, and heated towel rail. The second bedroom is even larger, easily accommodating furnishings of all sizes, while the third bedroom is also a spacious double and could serve as an additional reception room if desired. A well-appointed family bathroom serves the second and third bedrooms, featuring a bath, separate shower, washbasin, WC, and heated towel rail.

A practical utility room provides additional worktop and cupboard space and comes complete with a washing machine, tumble dryer, and washbasin. There is also a cloakroom with WC and washbasin.

Externally, Lodge Barn enjoys large surrounding gardens and truly stunning countryside views in every direction. A private gated driveway provides ample parking and leads to a double carport and shed, ensuring excellent storage options.

The property benefits from oil-fired heating with underfloor heating throughout, UPVC double glazing, and is available immediately.

KETTERINGHAM

The popular village of Ketteringham that lies between Cringleford and Wymondham just off the A11. Locally, there is The Orangery Tea Room at Ketteringham Hall and the Ladybelt Country Park. Hethersett Academy, Hethersett Junior School, local convenience stores and takeaways are just 2.5 miles away.

Four miles away is Wymondham; a bustling town, famous for its Abbey, and offering direct train links to Norwich, Cambridge and London, Kings Cross. Wicklewood Primary School is approximately 1 mile away and has is rated outstanding in the Ofsted report and both Wymondham College and Wymondham High are minutes away. Wymondham provides excellent facilities including a Waitrose supermarket and an interesting array of boutique shops, cafes, pubs and restaurants.

The Cathedral City of Norwich is approximately 8 miles away and offers a number of sought after schools and colleges as well as a large number of restaurants, shops, supermarkets and services. You will find a modern cultural feel with beautiful heritage, dynamic nightlife, sophisticated shopping and mouth-watering restaurants. Chapelfield Shopping Centre offers high end shopping, whilst the Norwich Lanes won the great British high street of the year with its many independent and unique businesses.

AGENTS NOTE

No pets.

Unfurnished.

Available now.

Oil central heating.

12 month initial tenancy.

COUNCIL TAX

Band F.

ENERGY EFFICIENCY RATING

E. The reference number or full certificate can be obtained from Sowerbys upon request.

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.

LOCATION

What3Words: [///tallest.essays.forecast](https://tallest.essays.forecast)



SOWERBYS

We are proudly supporting these Norfolk charities by organising and participating in events throughout 2025, along with making a donation for every home we sell.



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Registered office 54 Westgate, Hunstanton, Norfolk, PE36 5EL

