



THE STORY OF

2 Lodge Farm Barns

Gasthorpe, Norfolk

SOWERBYS



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Gasthorpe, Norfolk
IP22 2TW

Five Double Bedrooms

Spectacular Open-Plan Living Space

Bespoke, Fully-Equipped Modern Kitchen

Separate Utility Room

Additional Reception Space/Boot Room

Extensive Principal Suite

First-Floor Mezzanine Landing

Private Enclosed Garden

Ample Parking

Eco-Friendly Air Source Heating

SOWERBYS WATTON LETTINGS OFFICE

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Upon entering the barn, prospective tenants are welcomed into an extraordinary open-plan living space, flooded with natural light and offering uninterrupted views of the picturesque Norfolk countryside. Generously proportioned, this versatile area is ideal for relaxing, entertaining, and dining throughout the day.

At the heart of the home lies a bespoke, fully fitted modern kitchen with an open-plan dining area. It boasts extensive worktop and cupboard space, a central island, and high-quality integrated appliances including two fridge freezers, electric oven, hob, and dishwasher. A separate utility room, complete with further storage, houses a washing machine and tumble dryer. Beyond the kitchen is a second reception room, ideal as a boot room, with access to a cloakroom featuring a wash basin and WC.

Off the main living space are three spacious double bedrooms. Two include en-suite facilities, while the third is served by a neighbouring family bathroom with bath, wash basin, and WC.

Stairs lead to a mezzanine landing and two impressive first-floor bedrooms. The primary suite includes a dressing room and luxury en-suite with free-standing bath, shower, wash basin, and WC. The second bedroom is equally generous, also featuring a stylish en-suite with similar fittings.

Externally, the barn offers a gravel driveway with parking for four vehicles, a double car port, and a brick-built storage unit—ideal as a home office or study. Additionally, the barn is heated via an efficient air source heat pump.

The beautifully landscaped, enclosed garden enjoys far-reaching countryside views, a large lawn, and a patio area perfect for outdoor living and sunset views.





Gasthorpe

RURAL LUXURY IN NORFOLK

Gasthorpe is a charming rural hamlet nestled in the heart of the Norfolk countryside, offering peace, privacy, and unspoilt natural surroundings. Located near the Norfolk-Suffolk border, Gasthorpe is ideal for those seeking a tranquil lifestyle while remaining within easy reach of local amenities.

The nearby market town of Thetford, just a short drive away, provides a range of shops, supermarkets, schools, and healthcare facilities, along with direct rail links to Norwich, Cambridge, and London. For day-to-day essentials, the village of Garboldisham is close by, offering a convenience store, post office, and a welcoming local pub.

Surrounded by open fields, woodlands, and scenic walking routes, Gasthorpe is perfect for nature lovers and those who enjoy countryside pursuits. Despite its peaceful setting, excellent road links via the A1066 and A11 make it accessible for commuters and those travelling further afield.

Gasthorpe combines the beauty of rural living with convenient access to both Norfolk and Suffolk's attractions, making it a highly desirable location for those seeking space, seclusion, and a true taste of the English countryside.



Note from Sowerbys



“...far-reaching countryside views, a large lawn, and a patio area perfect for outdoor living...”



COUNCIL TAX

Band G.

ENERGY EFFICIENCY RATING

C.

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: ///ramp.inserting.spreading

AGENT'S NOTE

Heating via air source heat pump.
Pets by negotiation.
No smokers.
Unfurnished
12 Month Initial Tenancy

These particulars and measurements whilst believed to be accurate, are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give representation or warranty in respect of the property.

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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