



The Elms  
Rectory Road | Haddiscoe | Norfolk | NR14 6PG

 FINE & COUNTRY

# THE GREAT OUTDOORS



“Down a long drive, well back from the road, in a friendly village close to the river and the Southern Broads, this home is wonderfully private but is also well placed for exploring all the delights of the area. With three acres of gardens, woodland and paddock, you can have a pony, goats, chickens, plant an orchard, grow your own vegetables, watch your children building dens or camping out on the lawn. Or simply sit back and soak in the serenity, birdsong the only sound.”



# KEY FEATURES

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- A Detached Family Home located in a Delightful Secluded Plot in the Village of Haddiscoe
- Mature Gardens and Grounds extend to approximately 3 acres
- Five Bedrooms; First Floor Shower Room and Separate Family Bathroom
- Study/Bedroom with Adjacent Ground Floor Shower Room
- Kitchen/Breakfast Room with Separate Utility and a Laundry Room
- Two Receptions and a Garden Room with Underfloor Heating
- Large Driveway Offering Off Road Parking for Several Vehicles
- Detached Double Garage with Workshop and Storage Above
- The Accommodation extends to 2,442sq.ft
- Energy Rating: D

In a truly idyllic spot, yet well located for access to amenities, this home has so much to offer. The property itself is full of character and has generous proportions, with rooms full of light. There's plenty of space here for all the family and for entertaining, or you can treat it as a place to relax in peace, away from the outside world. A beautiful home in a wonderful setting, this must be seen!

## Brought Back To Its Best

The original parts of the cottage date back to 1820, with additions in 1970, 1990 and then further works by the owners. When they came here, the house needed some TLC – they have installed central heating and double glazing, laid new flooring, added the pretty garden room, built a garage and more over their time here, being careful not to compromise the authentic character features that so captivated them when they came to view. The result is a home that perfectly blends period charm with modern comforts, working well for today's busy lifestyles.

## Easy Living

On the ground floor you enter through a porch into the oldest part of the cottage, where you'll find a spacious and attractive sitting room to one side, complete with feature fireplace and exposed beams. Bifold doors open from here to the recently built garden room – a lovely place in which to sit and watch the birds, enjoying the outlook when it's not quite warm enough to be outside. The sitting room also leads to a rear hall that works as a room in its own right, with a study or bedroom to one side and a shower room to the other. This would be ideal for anyone with limited mobility, or for a teenager wanting their own space.





# KEY FEATURES

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It's also perfect if you work from home, although you might find yourself distracted by the two large windows offering views of the garden and all the wildlife there. Going back to the entrance hall, there's a pretty dining room with double doors to a wonderful farmhouse style kitchen breakfast room, which in turn has doors to the garden, allowing the light to flood in. On summer days you can leave the doors open and let your little ones and your dogs wander in and out. A large utility room and useful laundry room complete the ground floor accommodation and work well for the country lifestyle on offer here, with plenty of space for wet dogs and muddy boots! Upstairs, there are five good size bedrooms, all with a nice outlook, plus a bathroom and shower room, so plenty of room for a large family or for visiting friends. Altogether, it's a well-proportioned, charming and sociable home.

## Beautiful Broads And Beaches

The property is set just off a quiet country lane in the village of Haddiscoe. Make your way down the drive and you'll find the house side on to the road, with plenty of parking and a detached garage. The front of the house faces south and is lovely and sunny. Gardens wrap around the house, so you can follow the sun around all day long. There's plenty of lawned areas where children can play and lots to entertain a keen gardener or any lover of wildlife – the owners see muntjac, owls, moorhens, ducks, game birds and more. There's a dyke just outside the perimeter, hence the diverse birdlife. There's also an area of woodland – an exciting place for children to explore – plus a paddock where the owner has her pony. You're very private in this position and can use the home as a real retreat, or you can head out and explore all that the area has to offer. The village has a good primary school within walking distance, as well as the village hall, which forms the heart of community life, hosting regular groups and events. There's also a train station for travel up to Norwich or down to Lowestoft. You're only a short drive from Beccles and Loddon here, so you can do your shopping in pretty market towns, or head to Gapton Hall for out-of-town shopping with plenty of parking. Norwich is also within easy reach, as is the beautiful Norfolk and Suffolk coastline. Whether it's a family friendly traditional day at Great Yarmouth or Lowestoft, the nostalgic charm of Gorleston or the unique delights of Southwold, it's all waiting for you here.





























# INFORMATION

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## On The Doorstep

Haddiscoe has a Primary School and Secondary education is provided by The Hobart Secondary School in Loddon that has an excellent reputation and in Beccles by the Sir John Leman School or the new Free School. Langley Independent School is also just 9 miles distant. The village has an Anglican Church that dates back to Saxon times and an active village hall. The train station at Haddiscoe provides direct links to Norwich and Lowestoft. The award winning Wheatacre White Lion is just 2 miles away. Doctors, dentists, banks, post office, filling stations, pubs, restaurants, supermarkets, churches of all denominations and other services can be found nearby in either Loddon or Beccles which is a thriving old market town with a weekly market and many independent shops.

## How Far Is It To?

Haddiscoe is just a 17 mins drive from Gorleston beach and 5 mins drive from the Norfolk Broads. Norwich lays approximately 17 miles north of Haddiscoe and offers a wide range of leisure and cultural facilities as well as a main line rail link to London Liverpool Street and an International Airport. The attractive market town of Diss is about 20 miles south-west, with its large variety of shops, auction house and museum. It too boasts a main line rail link to London Liverpool Street.

## Directions - Please Scan QR Code Below

Continuing from Beccles on the A143, upon reaching the village of Haddiscoe turn right into Rectory Road, which is opposite the B1136 for Norwich and Loddon. Continue along this road and the property will be found on the right hand side towards the end of the road.

## What Three Words Location

Every 3 metre square of the world has been given a unique combination of three words. Download the app to pinpoint the exact location of this property using the words... [litigate.treat.neatly](#)

## Services, District Council and Tenure

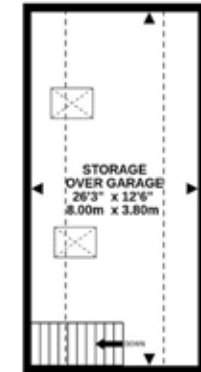
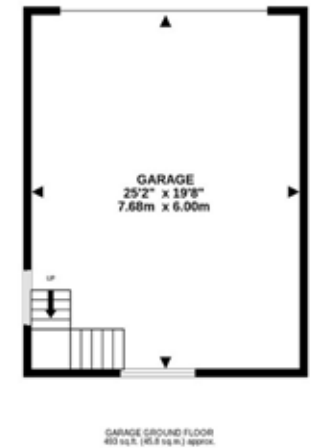
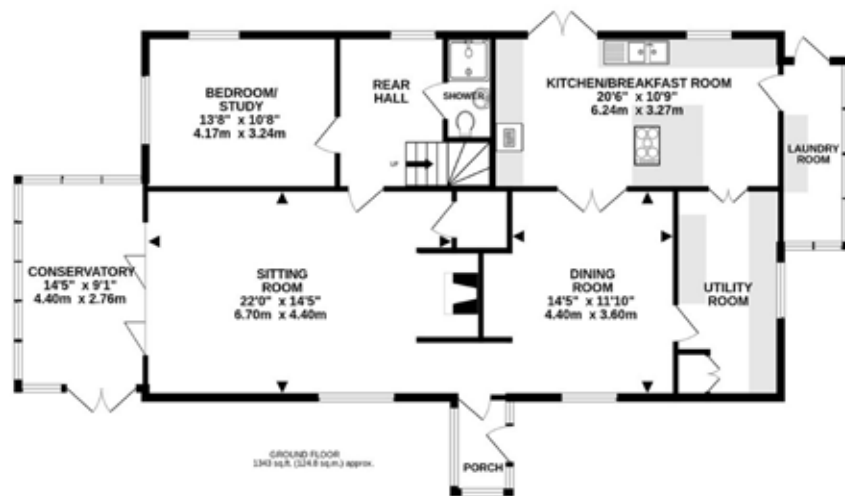
Oil Central Heating, Mains Water, Private Drainage via Water Treatment Plant  
Ultra Fast Broadband Available - please see [www.openreach.com/fibre-checker](http://www.openreach.com/fibre-checker)

Mobile Phone Reception - varies depending on network provider

Please see [www.checker.ofcom.org.uk](http://www.checker.ofcom.org.uk)

South Norfolk District Council, Council Tax Band F





FLOOR AREA - HOUSE (EXCLUDING GARAGE) : 2442 sq.ft. (227 sq.m.) approx.  
TOTAL FLOOR AREA : 3248 sq.ft. (301.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, all measurements are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only. [www.norfolkpropertyphotos.co.uk](http://www.norfolkpropertyphotos.co.uk)  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lowest running costs	A (92-100)		85
B (81-91)			
C (69-80)			
D (55-68)		62	
E (39-54)			
F (21-38)			
G (1-20)			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
www.epec.co.uk			

Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure.





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Fine & Country Waveney  
14 Blyburgate, Beccles, Suffolk, NR34 9TB  
01502 533383 | beccles@fineandcountry.com

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