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Burnt Fen Lodge, Long Lane, Hoveton, Norfolk, NR12 8JX

Burnt Fen Lodge is an exceptional detached residence occupying a truly idyllic rural setting amidst the stunning Burnt Fen Broad marshes, surrounded by unspoilt countryside and abundant wildlife. Enjoying a peaceful and private location, this remarkable home offers a rare opportunity to embrace the tranquillity of Norfolk's natural landscape while remaining within easy reach of everyday amenities. Situated approximately one mile north of the renowned riverside village of Horning, the property benefits from convenient access to a village store and post office, primary school, deli café, and a selection of welcoming public houses and restaurants. The picturesque Lower Street, with its charming riverside eateries and independent delicatessens, perfectly captures the unique appeal of Broads living.

Approached via a long private driveway from Long Lane, Burnt Fen Lodge enjoys an impressive sense of arrival as the drive winds through acres of beautifully maintained grounds before reaching a carriage driveway at the front of the property. The extensive gardens are a particular feature, thoughtfully landscaped to create a series of peaceful outdoor spaces. Mature lawns, established shrubs and trees, a substantial pond, and a variety of seating areas combine to provide a haven for relaxation and wildlife, while far-reaching views across the surrounding countryside enhance the property's sense of seclusion and connection with nature.

Practicality is equally well considered, with an adjoining garage and a separate workshop providing excellent storage and workspace options.





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- PLOT OF APPROX. 3.5 ACRES
- FIVE RECEPTIONS, FOUR BATHROOMS

- STUNNING PRESETATION THROUGHOUT
- FOUR BEDROOMS, TWO WITH EN-SUITES

- RURAL LOCATION NEAR THE NORFOLK BROADS
- AMPLE OFF-ROAD PARKING, GARAGE & WORKSHOP

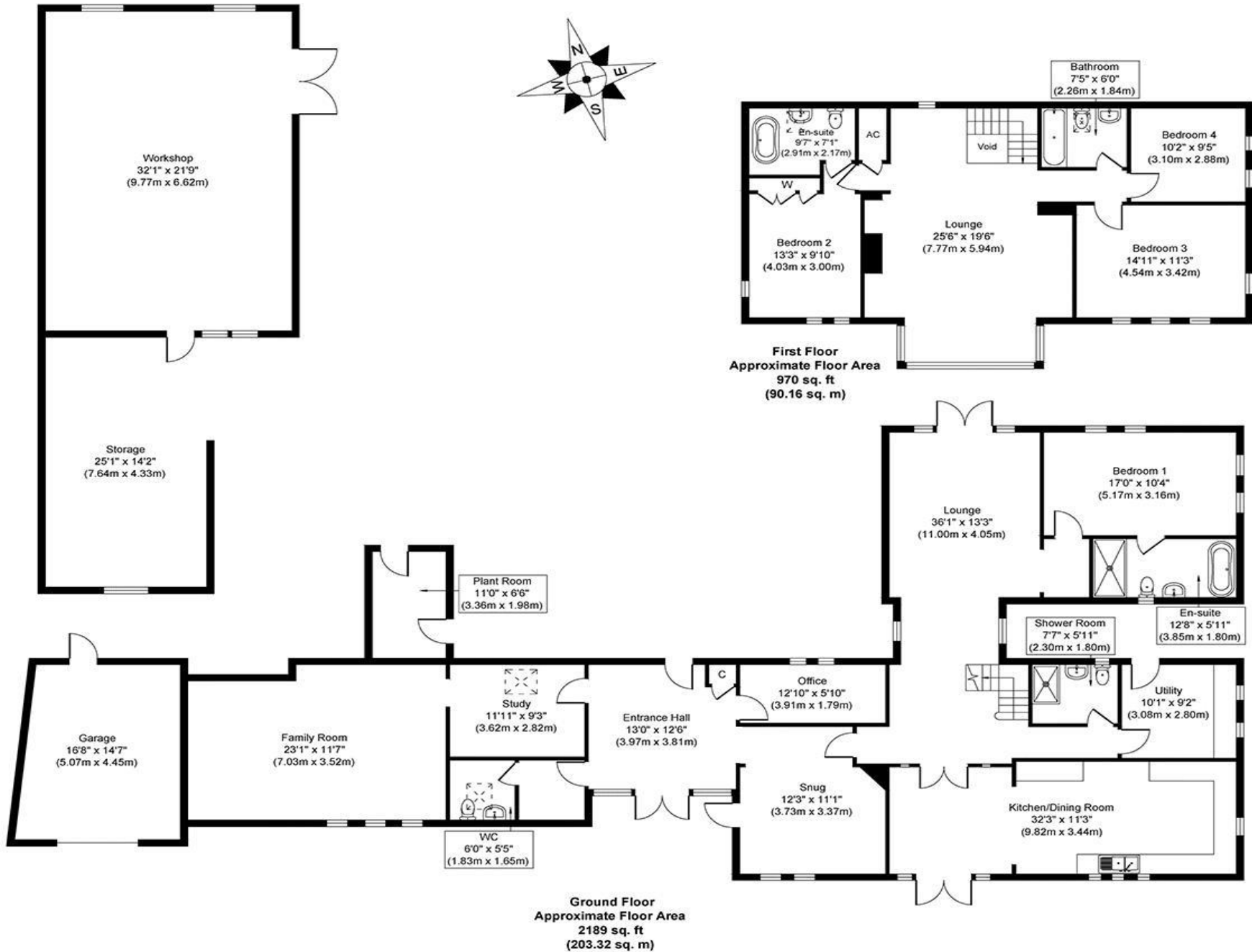
Originally converted in the early 1980s, the property has been meticulously maintained and beautifully presented throughout. Extending to over 3,100 square feet of versatile accommodation, Burnt Fen Lodge is ideally suited to modern family life, multi-generational living, or those seeking dedicated space for home working. The ground floor offers a wealth of flexible living space, including four reception rooms that provide ample opportunity for entertaining, relaxation, and home office use. A spacious kitchen and dining room forms the heart of the home and is complemented by a separate utility room. A ground-floor bedroom with en-suite facilities offers excellent versatility for guests or independent family members. The first floor has been thoughtfully designed to make the most of the spectacular rural outlook. A magnificent sitting room provides a striking focal point, featuring a vaulted bowed ceiling, an impressive cantilevered bay window framing panoramic countryside views, and a beautiful antique marble fireplace. Three further bedrooms are located on this level, including one with built-in storage and en-suite facilities, together with a well-appointed family bathroom.

As well as its wonderfully secluded setting, Burnt Fen Lodge is perfectly positioned to enjoy the very best of the Norfolk Broads. Horning and nearby Wroxham are both within easy reach, offering boating facilities, sailing clubs, riverside cafés, restaurants, and a vibrant community atmosphere. The historic city of Norwich and the sandy beaches of the Norfolk coast are also readily accessible, providing the perfect balance of rural tranquillity, waterside recreation, and modern convenience.





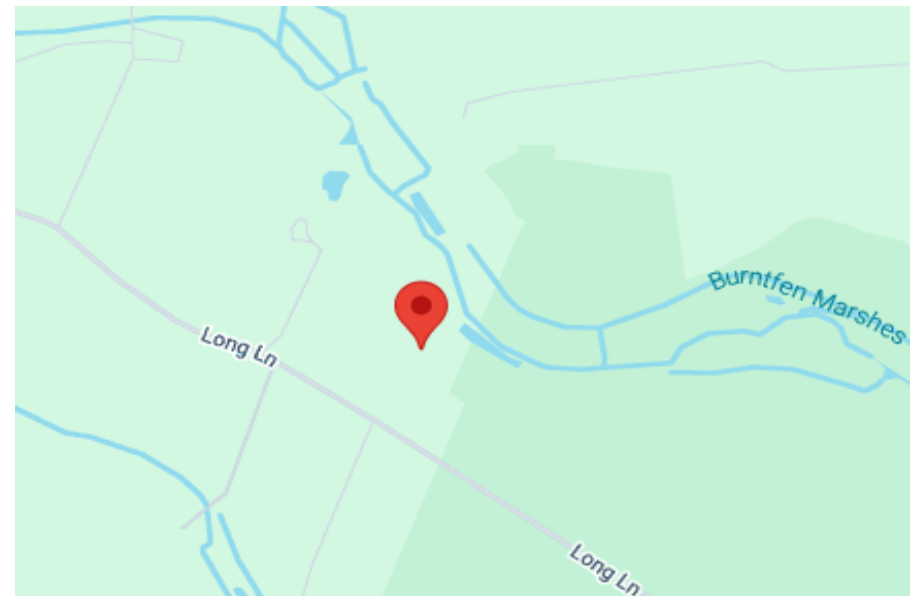
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Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		89 B
69-80	C		
55-68	D		
39-54	E	46 E	
21-38	F		
1-20	G		





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