



**Breck Lodge Roudham Road, East Harling Norwich NR16 2QN**

**welcome to**

**Breck Lodge Roudham Road, East Harling Norwich**

A unique Grade II listed Lilliput Mother & Daughter cottage set on two-thirds of an acre, offering two bedrooms, a family bathroom, kitchen, outbuildings, and excellent investment potential.



## Description

A rare and charming opportunity, this unique Grade II listed "Lilliput" Mother and Daughter cottage is set within an impressive two-thirds of an acre plot, offering character, tranquillity, and outstanding potential. Rich in period features and full of personality, the property presents an exceptional lifestyle purchase for those seeking a distinctive home with flexible living options.

The main residence provides two well-proportioned bedrooms, complemented by a family bathroom and a cosy yet functional kitchen. Throughout, the cottage retains the charm and architectural detail associated with its listed status, offering a warm and inviting atmosphere.

Adjacent to the main home sits the "daughter" accommodation. The extensive grounds stretch across approximately two-thirds of an acre.

Further enhancing the appeal, the property includes multiple outbuildings and sheds, providing excellent storage or workshop possibilities

Whether you are seeking a forever home, a countryside retreat, or a property with strong investment potential, this remarkable cottage represents a rare find with charm, space, and opportunity in abundance.

## Kitchen

Plenty of space for white goods and worktop space with side facing window

## Living Room

Rear and side windows with door leading to the rear garden with fireplace feature

## Bathroom

Complete with bath and electric shower, W.C and sink with towel rail

## Bedroom One

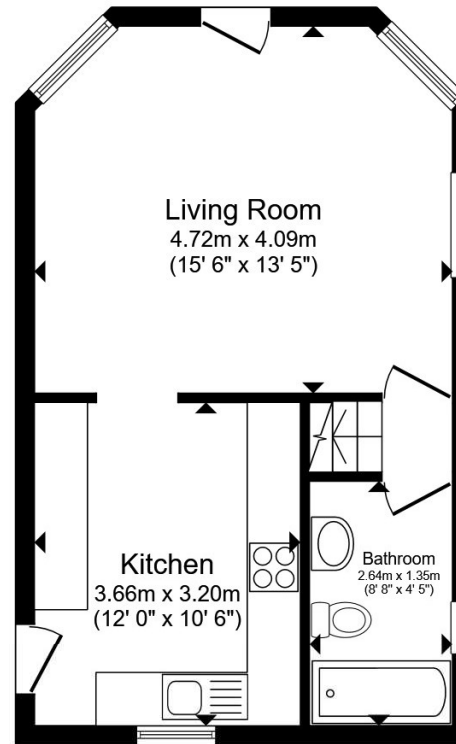
Double bedroom with rear and side facing window. Complete with built in wardrobes and additional storage

## Bedroom Two

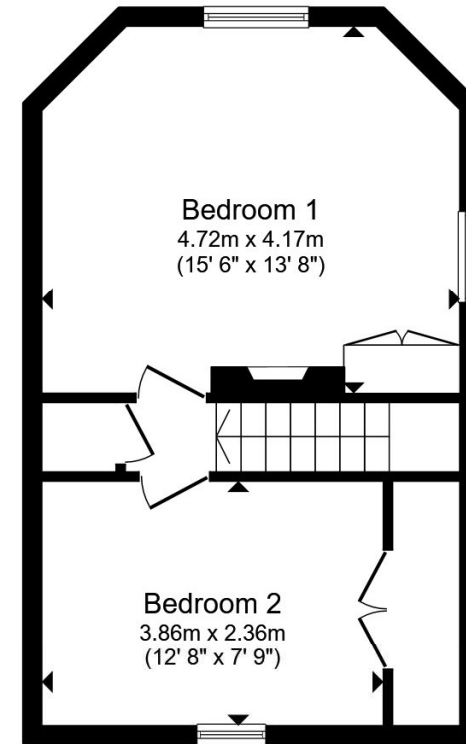
Double bedroom with built in wardrobes

## Rear Garden

On a generous plot with space for multiple sheds and pond



**Ground Floor**



**First Floor**

Total floor area 73.1 m<sup>2</sup> (786 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)



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## Breck Lodge Roudham Road, East Harling Norwich

- Set within approximately two-thirds of an acre
- Charming Lilliput Mother & Daughter cottages
- Grade II listed character property
- Two bedrooms
- Family bathroom

Tenure: Freehold EPC Rating: Exempt  
Council Tax Band: B

offers in the region of  
**£350,000**



Please note the marker reflects the  
postcode not the actual property

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