



## Orchard Farm

Loddon Road, Holverston, NR14 7PH

**BROWN & CO**



## Orchard Farm, Loddon Road, Holverston, NR14 7PH

A four bedroom detached period property with accommodation on two floors set in about 3 acres (stms). Pleasant gardens. Rural position about 6 miles south of Norwich.

In need of improvement and re-arrangement.

£495,000



### DESCRIPTION

The house comprises a detached property set in about 3 acres or thereabouts (stms) with a drive leading up to the front of the house and grounds surrounding.

The house itself offers well arranged accommodation on two floors with four bedrooms, being of traditional construction with a pitched main roof. Although the property has been well maintained over many years, there is scope to re-arrange the layout and this is an excellent opportunity for a buyer to create a family home of some distinction.

The ground floor rooms are arranged on an open plan basis, particularly with the front portion being divided to the dining room and sitting room, which links in well with the kitchen and shower room.

The first floor needs to be re-arranged and requires a bathroom, and it is likely that any buyer would replace the conservatory at the rear as well as opening up the whole property.

Outside, the grounds are a major feature of Orchard Farm, which is approached from the road via a drive which sweeps round to the house. The drive is to the side of the property and there is a further drive on the far side of the house as well.

The main garden area is at the front of the house. The meadows at the rear act as a buffer between the house and the road and will be of great interest to buyers and are suitable for a number of purposes.

Services: The property benefits from mains water and electricity. There is a private drainage system. Oil central heating.

Local Authority: South Norfolk Council.

Please note: The barns situated directly in front of the house are separately owned and have been the subject of a successful application for conversion. They will be improved following the conversion into a number of residential units. Buyers should be aware that the main drive serving Orchard Farm is owned by the property with a right of way for the adjoining barns.

### LOCATION

The property is located about 6 miles to the south of Norwich and is within easy reach of local shopping and transport facilities in Poringland and Loddon. There is also easy access to the Norwich southern bypass and the South Norfolk Broads. This is an excellent opportunity to live tucked away in South Norfolk, yet within easy reach of communication routes.

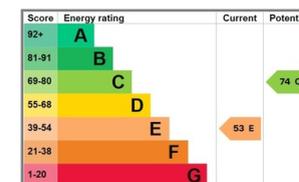
### DIRECTIONS

Proceed out of Norwich on the Trowse bypass and continue along the A146 Loddon Road for about 5-6 miles. The property will be seen on the left hand side of the road, just after the Volkwagon garage on the right. Proceed down the drive and the property will be seen on the right hand side.

### AGENT'S NOTES:

- (1) The photographs shown in this brochure have been taken with a camera using a wide angle lens and therefore interested parties are advised to check the room measurements prior to arranging a viewing.
- (2) Intending buyers will be asked to produce original Identity Documentation and Proof of Address before solicitors are instructed.

**VIEWING Strictly by prior appointment through the selling agents' Norwich Office. Tel: 01603 629871**



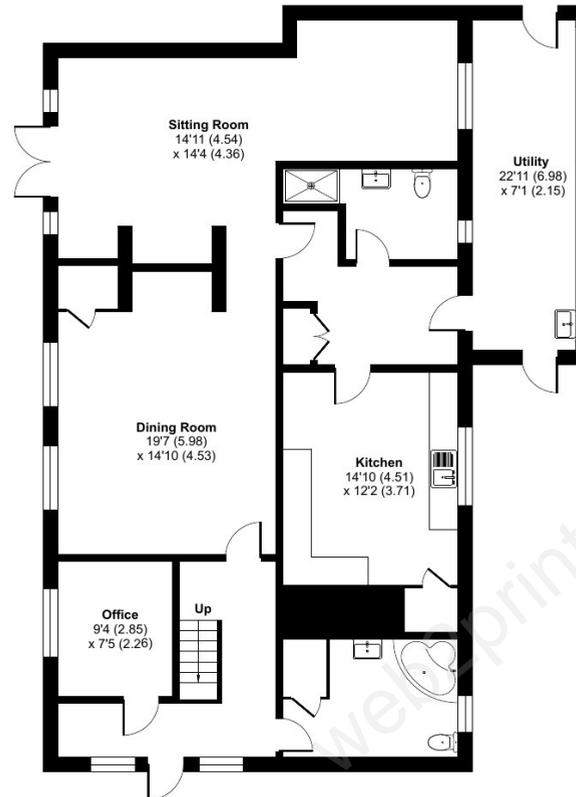
# Orchard Farm, Holverston, Norwich, NR14

Approximate Area = 2614 sq ft / 242.8 sq m

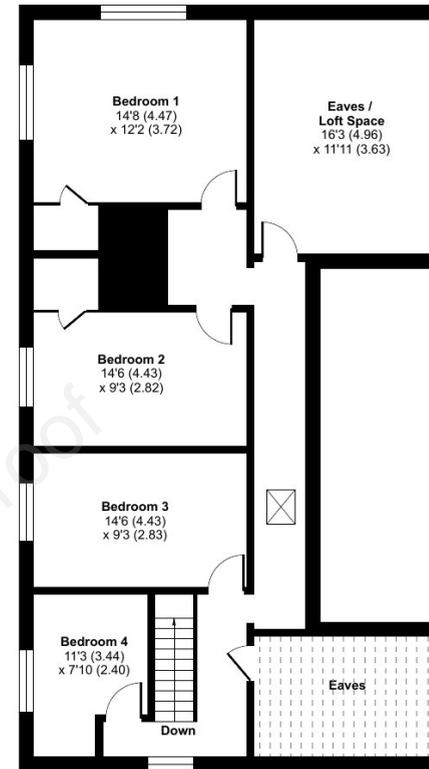
Limited Use Area(s) = 109 sq ft / 10.1 sq m

Total = 2723 sq ft / 252.9 sq m

For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR

Denotes restricted head height



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nitchcom 2026. Produced for Brown & Co. REF: 1425682

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