



Norwich Lodge Hethersett Road, Ketteringham

Wymondham



Minors & Brady

Norwich Lodge Hethersett Road

Ketteringham, Wymondham

Set within approaching one acre of private grounds and backing directly onto woodland, this Grade II listed lodge house offers a rare combination of historic character, generous land, and exceptional versatility, including a separate mobile home ideal for multi-generational living, guest use, or potential income (stpp).

- Grade II listed lodge house dating from the 1840s
- Grounds approaching one acre (stms)
- Direct woodland backdrop with frequent wildlife sightings
- Separate mobile home within the grounds
- New roof installed in 2026
- Twin gated driveways with ample parking
- Established gardens with fruit trees, planting and natural areas
- Extensive and highly adaptable accommodation throughout
- Ideal for multi-generational living, home working or income potential
- Peaceful yet well-connected setting in sought-after Ketteringham

Agents Notes

Freehold

Total sqft includes the mobile home.

Please call our Dereham office for further information.



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Norwich Lodge Hethersett Road

Ketteringham, Wymondham

Set within approaching one acre of private grounds and backing directly onto mature woodland, this Grade II listed lodge house combines period character with outstanding versatility in a highly desirable and well-connected rural setting. Located in Ketteringham, the property offers a rare opportunity to enjoy countryside living while remaining just a short drive from Norwich and key transport links.

The grounds are a defining feature, offering a blend of established gardens, productive planting and more natural, wildlife-rich areas that merge seamlessly into the surrounding woodland. This creates a private and ever-changing backdrop, with regular sightings of deer, pheasants and a variety of birdlife enhancing the sense of seclusion.

A standout feature is the separate mobile home within the grounds, providing valuable additional accommodation with its own kitchen, shower room, bedroom, living area and private patio. This space is ideally suited to extended family living, guest accommodation, a home office setup or potential income use, subject to any necessary consents.



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Location

The property enjoys a desirable rural position while remaining conveniently located for access to Norwich, providing a balance of countryside living with connectivity to amenities, schooling and transport links.

Hethersett Road lies in the quiet, rural village of Ketteringham, a small Norfolk community surrounded by open farmland and gently rolling countryside. The village is located approximately 3 miles north-east of Wymondham, providing convenient access to its range of shops, cafés, and weekly market, as well as 5 to 6 miles south-west of Norwich, making the city's cultural and retail amenities readily accessible.

While Ketteringham itself is primarily residential, residents benefit from the tranquillity of country living with scenic walks and green spaces on the doorstep. Families are well served by nearby schools, including Hethersett Primary School, Hethersett Woodside Primary & Nursery, and Hethersett Academy, with further options in Wymondham.

Transport connections are practical: Wymondham railway station offers regular services to Norwich, while local bus routes link surrounding villages and the city. Road access is straightforward via the A11, connecting Ketteringham efficiently to Norwich and the surrounding region.



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The main house offers generous and flexible accommodation arranged over two floors, full of character and natural light.

On the ground floor, the home includes multiple reception rooms, providing exceptional versatility for both family life and working from home. A spacious sitting room features a woodburner as its focal point and enjoys views across both the front and rear gardens. Further reception spaces include a garden room and conservatory, both of which open the home to its surroundings and enhance the connection to the outdoors.

The kitchen combines fitted and freestanding cabinetry and flows naturally into a dining/snug area. A further versatile room offers potential as a playroom, home office or additional bedroom depending on requirements.

Upstairs, the property offers three bedrooms arranged via two separate staircases, enhancing its individual layout and sense of privacy. The principal bedroom benefits from its own ensuite, while two further bedrooms enjoy views across the grounds and woodland beyond. A family bathroom completes the first-floor accommodation.

The property has also benefited from significant improvement works, including a new roof installed in 2026, offering long-term reassurance while retaining its period charm.



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Grounds & Setting

The property sits within grounds approaching one acre, offering a high degree of privacy and a strong connection to the natural environment.

Twin gated driveways provide extensive off-road parking, while the gardens wrap around the house and transition into woodland at the rear. A paved terrace provides an ideal space for outdoor dining and entertaining, overlooking lawns and mature planting.

The grounds are rich in wildlife and seasonal interest, with fruit trees, established shrubs and natural areas contributing to a varied and well-balanced outdoor setting.

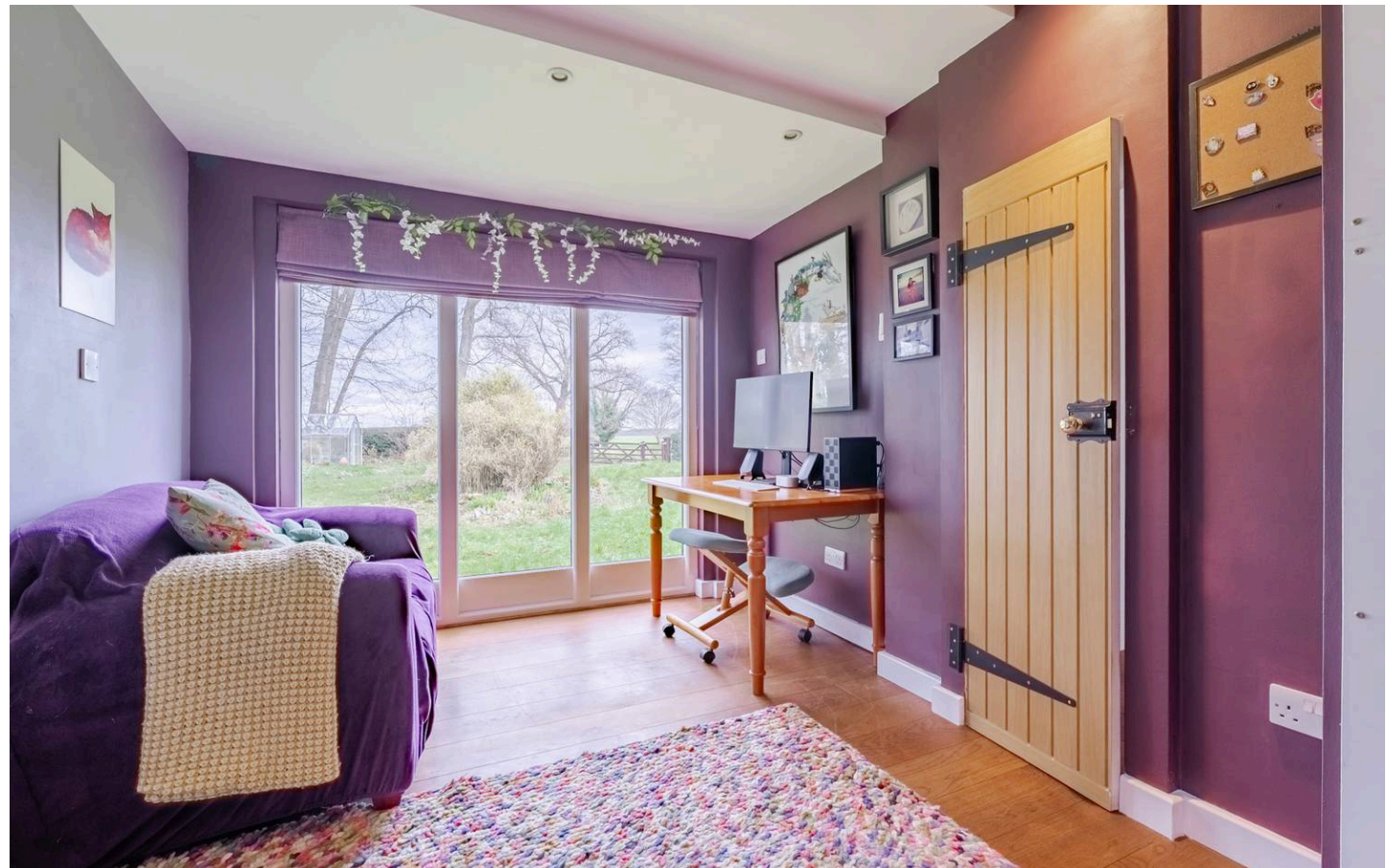
Practical additions include storage sheds and a greenhouse, supporting both lifestyle and gardening interests.

Additional Accommodation

The separate mobile home is a significant and highly flexible feature of the property, offering independent living accommodation within the grounds.

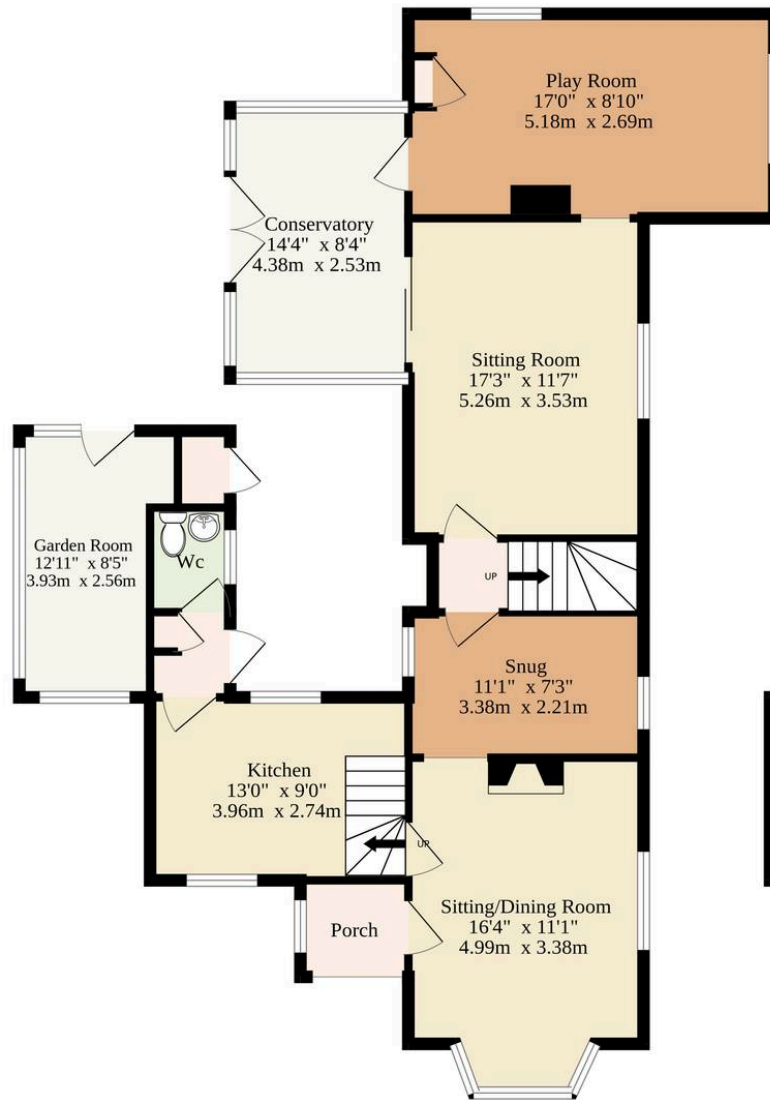
Comprising a kitchen, shower room, bedroom and living area, along with its own private outdoor space, it provides a wide range of potential uses including:

- Multi-generational living
- Guest accommodation
- Home office or studio space
- Potential rental income (STPP)

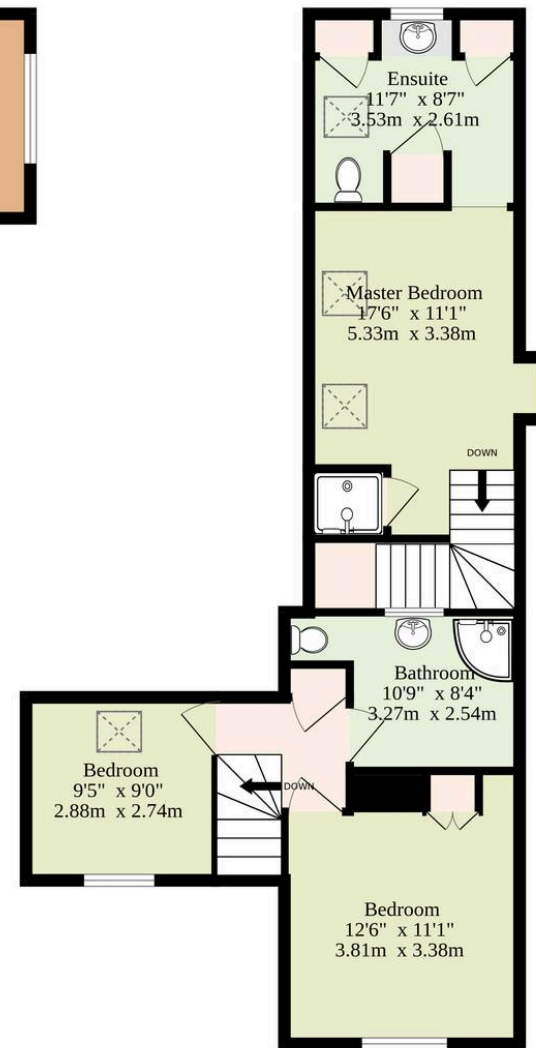


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Ground Floor
1033 sq.ft. (96.0 sq.m.) approx.



1st Floor
686 sq.ft. (63.7 sq.m.) approx.



TOTAL FLOOR AREA : 1719 sq.ft. (159.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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