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Lorne House, Shortthorn Road, Stratton Strawless, Norfolk, NR10 5NT

A rare opportunity to acquire an exceptional country residence set within approximately 13 acres (STMS), offering an outstanding blend of privacy, space and lifestyle in an idyllic Norfolk countryside setting. Lorne House is an impressive six-bedroom detached home, beautifully positioned within its own established grounds and offering over 7,000 sq. ft of versatile accommodation. Thoughtfully designed for modern family living, the property lends itself equally well to those seeking an elegant country home, an equestrian lifestyle, a smallholding or a residence perfectly suited to multi-generational living.

Approached via a sweeping driveway, the property enjoys a wonderful sense of seclusion, surrounded by beautifully landscaped gardens, mature trees and expansive paddocks. The grounds provide excellent opportunities for equestrian pursuits, hobby farming or simply enjoying the peace and beauty of the surrounding countryside. A superb indoor swimming pool further enhances the lifestyle on offer, creating a home that is as well suited to entertaining as it is to everyday family life.

Arranged over two beautifully presented floors, Lorne House offers an exceptional level of space and flexibility, perfectly suited to the demands of modern family living. Designed with both everyday comfort and entertaining in mind, the accommodation is generously proportioned throughout, providing a wealth of options for growing families, multi-generational living or those wishing to work from home. A striking reception hall sets the tone for the accommodation, leading to two elegant reception rooms, a spacious open-plan living area, a garden room, cinema room and a separate utility room. The property also benefits from a well-equipped gymnasium and a superb indoor swimming pool with dedicated changing facilities. Previously operated by the current owners as a commercial venture, this impressive leisure suite offers exciting potential to continue as a business, create a private wellness retreat or simply enjoy as part of the home.





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- DETACHED FAMILY HOME
- CINEMA & GARDEN ROOMS
- SIX BEDROOMS, THREE EN-SUITES

- SWIMMING POOL & GYMNASIUM
- OFF-ROAD PARKING & DOUBLE GARAGE
- PLOT OF APPROXIMATELY THIRTEEN ACRES

- AIR SOURCE HEATING FOR HOUSE & POOL
- ADJOINING LAND AVAILABLE UNDER SEPARATE NEGOTIATION
- APPROX. SEVEN THOUSAND SQUARE FEET OF ACCOMMODATION

The first floor continues to impress, comprising five generous double bedrooms, three of which benefit from en-suite facilities. The principal suite enjoys the luxury of a dedicated dressing room, while a stylish family bathroom and a separate study complete the accommodation, offering an ideal space for home working or quiet retreat. Despite its tranquil rural setting, Lorne House enjoys excellent connectivity. The historic Cathedral City of Norwich, with its extensive shopping, dining and rail links, is within easy reach, while the Norfolk Broads National Park and the renowned North Norfolk coastline offer an abundance of opportunities for sailing, walking, wildlife and coastal recreation. This exceptional location provides the perfect balance between rural tranquillity and modern convenience.

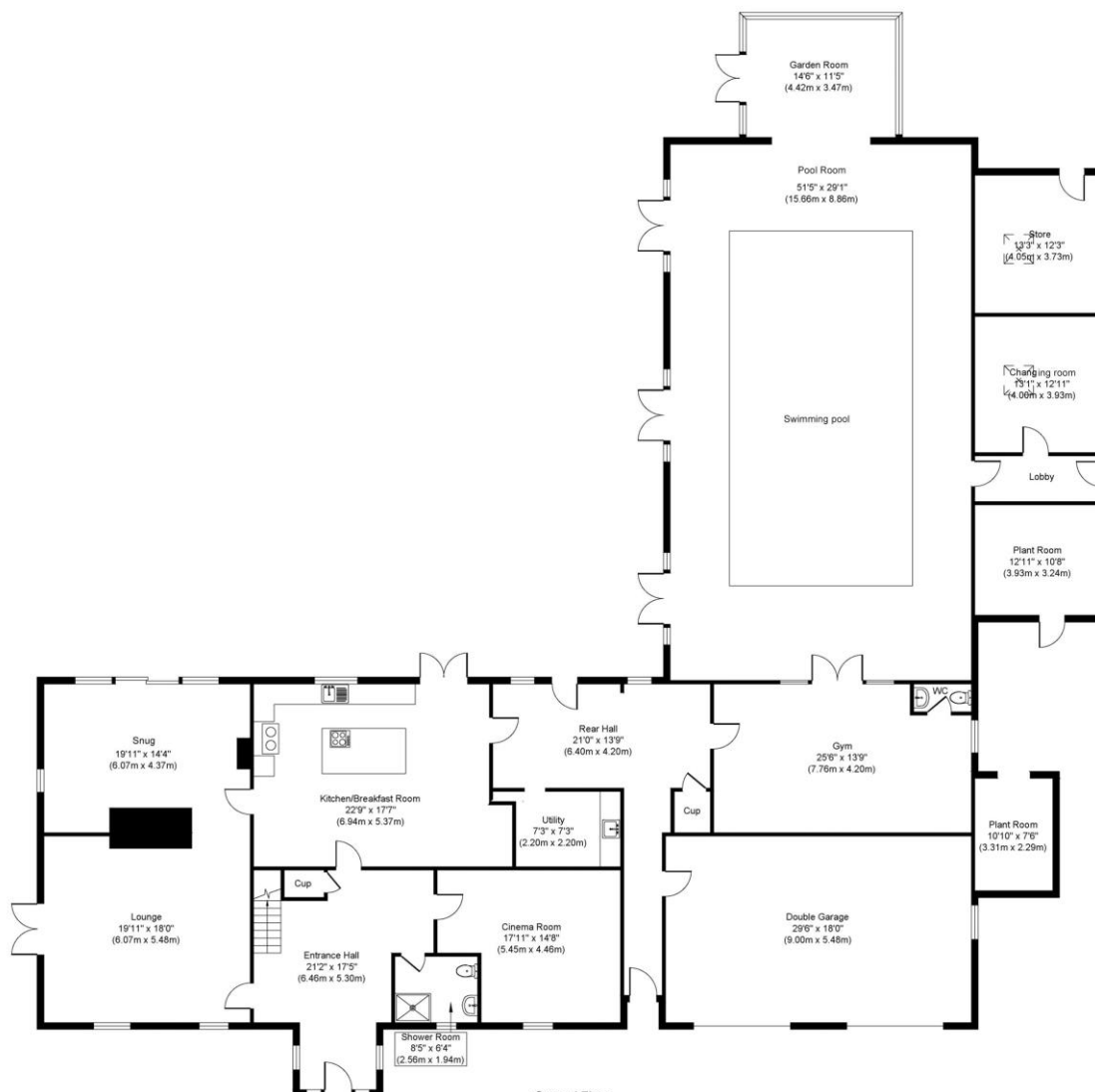
Adjacent to Lorne House is Pinewood Farm, a well-established commercial site available by separate negotiation. Whilst entirely independent of the sale of the house, the neighbouring land and buildings may present future opportunities for purchasers with commercial or development aspirations, subject to all necessary planning consents.

Country homes of this calibre are seldom available. Combining a substantial and beautifully appointed residence, extensive grounds, outstanding leisure facilities and exceptional versatility, Lorne House represents a unique opportunity to acquire a distinguished Norfolk home offering an enviable country lifestyle.

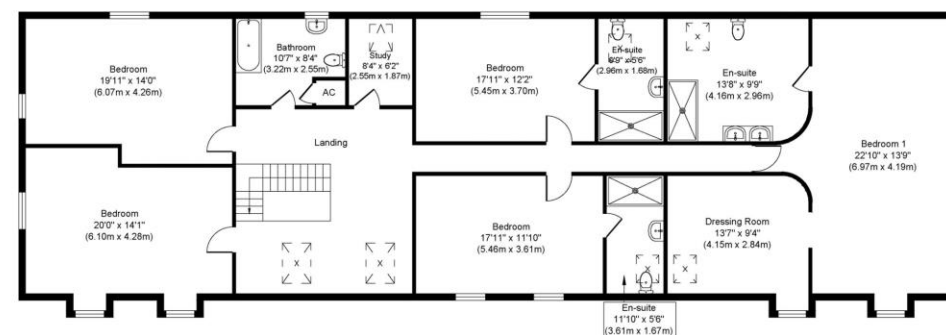




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Ground Floor
Approximate Floor Area
4324 sq. ft
(401.73 sq. m)

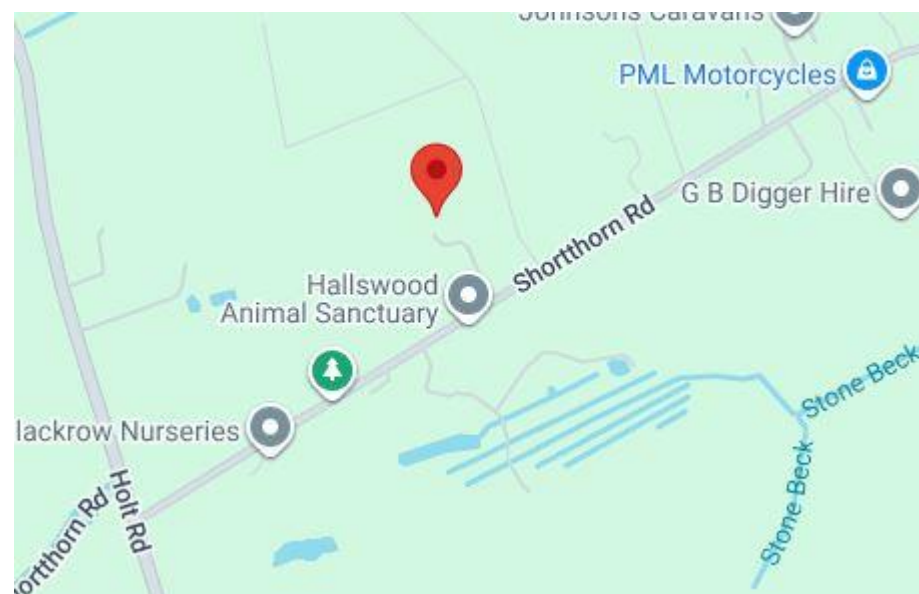


First Floor
Approximate Floor Area
2389 sq. ft
(221.99 sq. m)

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		
69-80	C		
55-68	D	57 D	66 D
39-54	E		
21-38	F		
1-20	G		





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