



THE STORY OF

# Ryder Lodge

*Trimingham, Norfolk*

SOWERBYS



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# Ryder Lodge

Trimingham, Norwich, Norfolk  
NR11 8BF

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Impressive Detached Brick and Flint Village Residence

Approximately 1.5 Acres of Grounds (STMS)

Comprehensive Equestrian Facilities  
Including Stables, Paddocks and Ménage

Private And Secluded Setting Within  
Walking Distance of the Coastline

Flexible Four / Five Bedroom Accommodation  
Arranged Over Two Floors

Striking Vaulted Sitting Room with  
Individually Designed Fireplace

Substantial Kitchen Flowing into  
Versatile Living and Dining Space

Orangery Enjoying Attractive Views  
Towards the Village Church

Detached Outbuilding with Independent Access

Sweeping Driveway, Generous Parking  
and Well-Established Grounds

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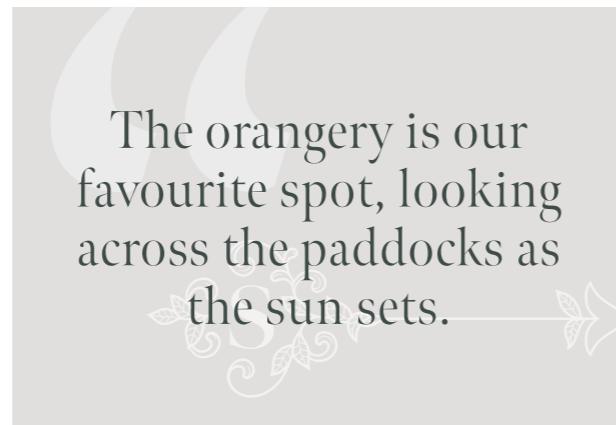
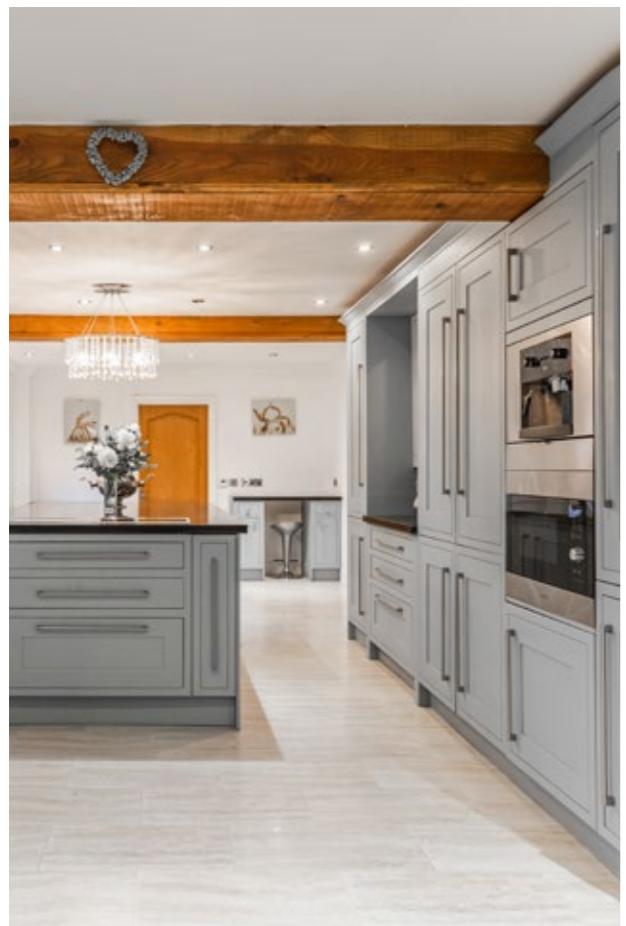
A new home is just the beginning

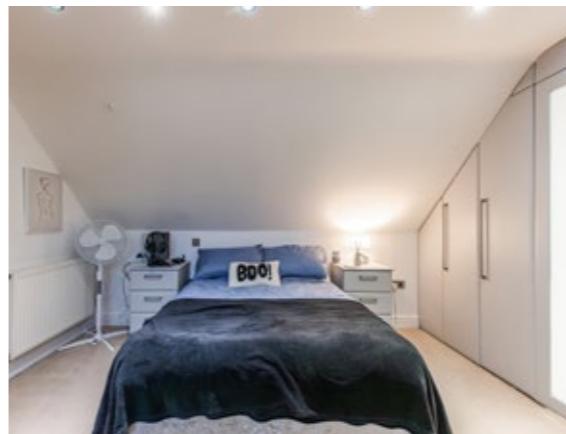
Constructed in handsome brick and flint, Ryder Lodge is a distinguished detached village residence offering an exceptional blend of privacy, scale and lifestyle, complemented by comprehensive equestrian facilities and set within approximately 1.5 acres (stms). Despite its discreet positioning, the property remains within comfortable walking distance of the coastline, combining rural calm with the appeal of coastal village living.

The approach is both impressive and measured. A long, sweeping driveway draws the eye through the grounds, passing established paddocks and well-appointed stabling, immediately conveying the quality and purpose of the setting. For those with equestrian interests, the facilities are rarely rivalled within a village environment, comprising fully equipped stables, enclosed grazing and a professionally arranged ménage, all designed to allow horses to be kept at home with ease and efficiency.

The accommodation within the house has been carefully considered to offer both grandeur and everyday practicality. At its centre lies a substantial kitchen, designed as a true focal point of the home, which flows seamlessly into a generous living and dining area. This arrangement creates an elegant yet relaxed space, ideally suited to family life and entertaining on both an intimate and larger scale.

A magnificent sitting room provides a further highlight, defined by its vaulted ceiling and an individually crafted fireplace which anchors the space and lends a strong architectural presence. This room offers an inviting retreat while maintaining a sense of volume and drama. To the front of the house, a refined orangery introduces an additional reception space, flooded with natural light and enjoying open views across the grounds towards the neighbouring village church, a particularly attractive and characterful outlook.





The first floor is arranged to provide four well-proportioned bedrooms, two of which are served by en-suite facilities, while the remaining rooms are supported by a well-appointed family bathroom. On the ground floor, the inclusion of a fifth bedroom, accompanied by a contemporary shower room, adds a valuable degree of flexibility, lending itself equally to guest accommodation, multigenerational living or a refined home office.

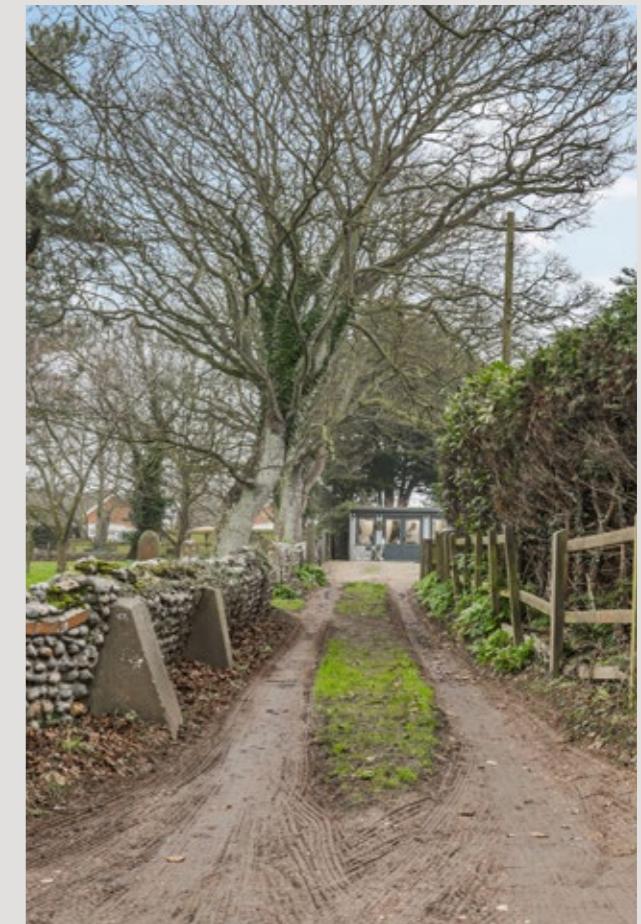
Throughout the property, the finish is of a notably high specification, with modern detailing and thoughtful design choices reinforcing the sense of a home that has been executed with care and attention. The balance between formal reception space and practical family accommodation has been achieved with considerable success.

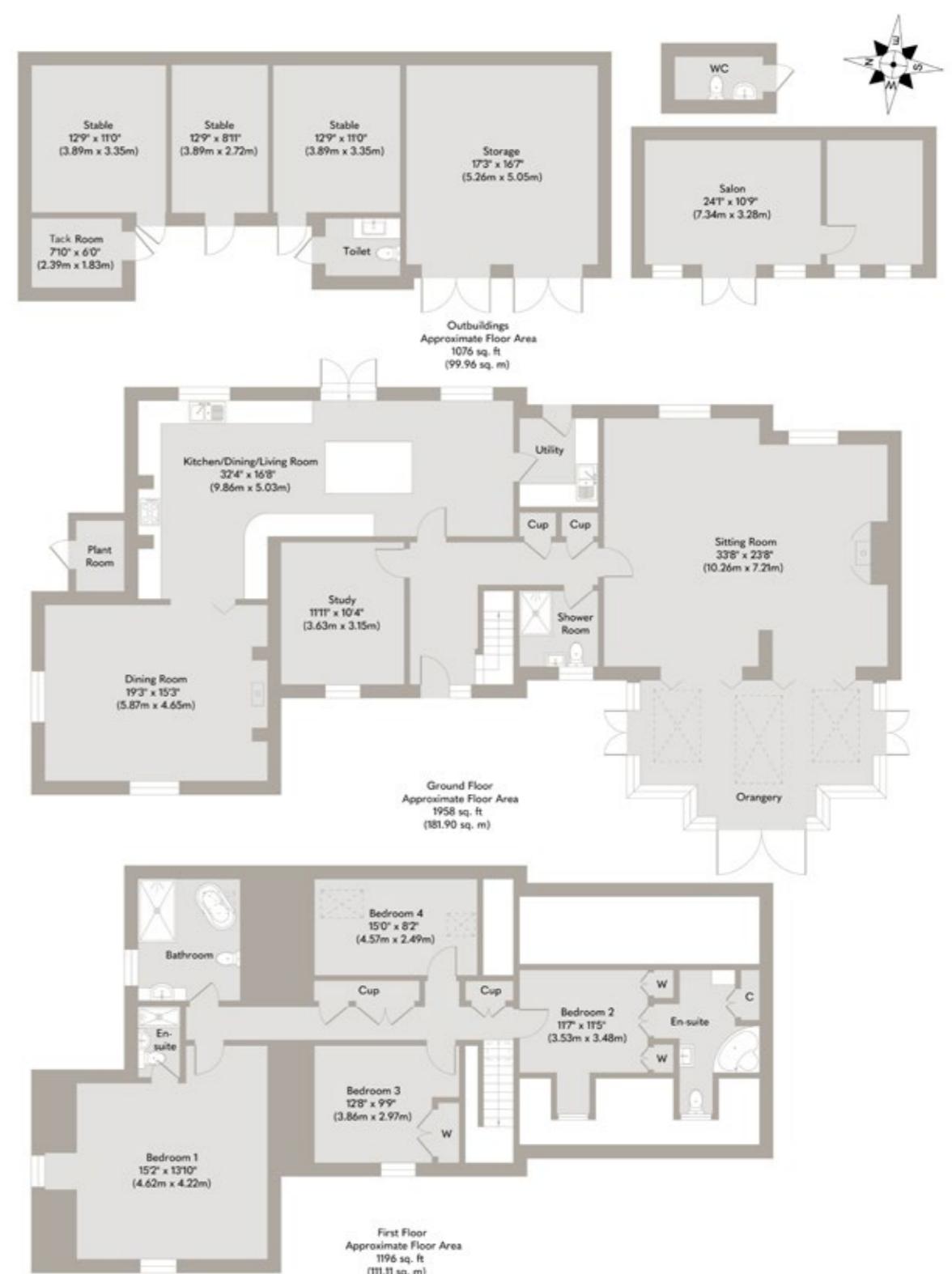
Accessed via a separate driveway, a detached outbuilding is currently configured as a hairdressing salon. Entirely independent from the main house, this building offers a credible commercial opportunity or potential for alternative uses, subject to any necessary consents, without compromising the privacy of the principal residence.

In addition, the current owners rent an adjoining parcel of land from a neighbouring farmer, with the possibility of continuing this arrangement by discussion. Set well back within its grounds, Ryder Lodge enjoys a pronounced sense of seclusion, presenting a compelling lifestyle offering that unites equestrian capability, flexible accommodation and an enviable coastal village setting.



We built Ryder Lodge in 2005 as our family home, enjoying the space to raise our children and keep our horses in a peaceful rural setting.





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. 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.

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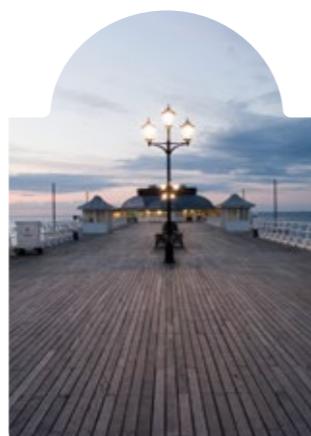
# Trimingham

CHARACTERFUL COASTAL LIVING  
ALONG THE NORTH NORFOLK COAST

Located at the end of a steep, narrow lane beyond the former village public house, Trimingham's beach offers a peaceful and largely unspoilt stretch of the north Norfolk coastline. Popular with watersports enthusiasts, dog walkers and night fishermen, Trimingham is a characterful coastal village situated approximately two miles north-west of Mundesley and four miles south-east of Cromer. The village is home to the Church of St John the Baptist, dramatic clifftop scenery and open countryside, with the coastline well known for fossil hunting, shell collecting and far-reaching coastal views.

Mundesley is a charming seaside village, particularly popular with families enjoying a traditional coastal lifestyle. The village offers a good range of amenities including a village shop, tea room, florist, public houses and hotels. Positioned within an Area of Outstanding Natural Beauty, Mundesley is renowned for its excellent coastal walks and expansive sandy beaches. Its Blue Flag beach, complete with colourful beach huts and shallow rock pools, is ideal for children of all ages and is also well regarded for sea fishing.

Cromer is a picturesque coastal town providing a wide selection of shops, cafés and restaurants alongside a variety of attractions. The town is dominated by its impressive medieval church, which features the tallest tower in Norfolk, and the iconic Victorian pier, home to the Pavilion Theatre and a seafront restaurant. Cromer is famous for its award-winning beaches, Cromer crabs and vibrant cultural scene, with additional attractions including a cinema, Amazonia Zoo, the Cromer Museum and Lifeboat Museum. The town also benefits from a railway station with direct services to Norwich, together with excellent facilities including a hospital, medical and dental practices, a library and the Royal Cromer Golf Club.



## Note from the Vendor



“Over twenty years little has changed. The village has retained its calm, unspoilt character, offering a truly peaceful way of life.”



## SERVICES CONNECTED

Mains water, electricity and drainage. Oil fired central heating.

## COUNCIL TAX

Band E.

## ENERGY EFFICIENCY RATING

To be confirmed.

To retrieve the Energy Performance Certificate for this property please visit <https://find-energy-certificate.digital.communities.gov.uk/find-a-certificate/search-by-reference-number> and enter in the reference number above. Alternatively, the full certificate can be obtained through Sowerbys.

## TENURE

Freehold.

## LOCATION

What3words: //upwardly.bolsters.monitors

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# SOWERBYS

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