



North Lodge Farmhouse

Burntoak Lane, Redenhall, Harleston, Norfolk, IP20 9PD

BROWN & CO



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A detached home of character with 5/6 bedrooms, single storey outbuildings, pleasant gardens and privacy in a rural position close to Harleston and the Waveney Valley in South Norfolk.

£575,000



DESCRIPTION

North Lodge Farmhouse comprises a detached house of traditional brick construction with pitched main roof and occupying a good plot of land at the far end of a shared drive within the grounds of the prestigious Gawdy Hall Estate.

The house itself offers well arranged accommodation on three floors. The layout works very well and the floorplan sets everything out. In particular, the ground floor rooms link in very well with the kitchen/breakfast room linking in with the dining room and sitting room, all being very light and airy.

The first and second floor rooms work well, with views of the side and front gardens and certainly one of the first floor bedrooms could be used as a home office or something like that.

Outside, the property is approached from the rear and there is a drive at the side of the house. There are also a number of single storey outbuildings included, which make for excellent store rooms, as well as a further gravelled parking area.

The front garden is mainly laid to lawn with flower borders and a particular feature are the views over open farmland and the privacy afforded by this delightful part of rural Norfolk.

Local authority: South Norfolk Council - tax band E.

Services: Mains water and electricity. Drainage via a treatment plant. Oil central heating.

LOCATION

The property is situated within about 2-3 miles of the market town of Harleston and close to the Waveney Valley in South Norfolk, about 18 miles from Norwich in a rural position with a great deal of privacy. Approached via a shared private road. There are south facing views with a splendid garden.

DIRECTIONS

The property will be found by using the What3Words location: [///teardrop.newsstand.bigger](https://www.what3words.com/?q=///teardrop.newsstand.bigger)

AGENT'S NOTES:

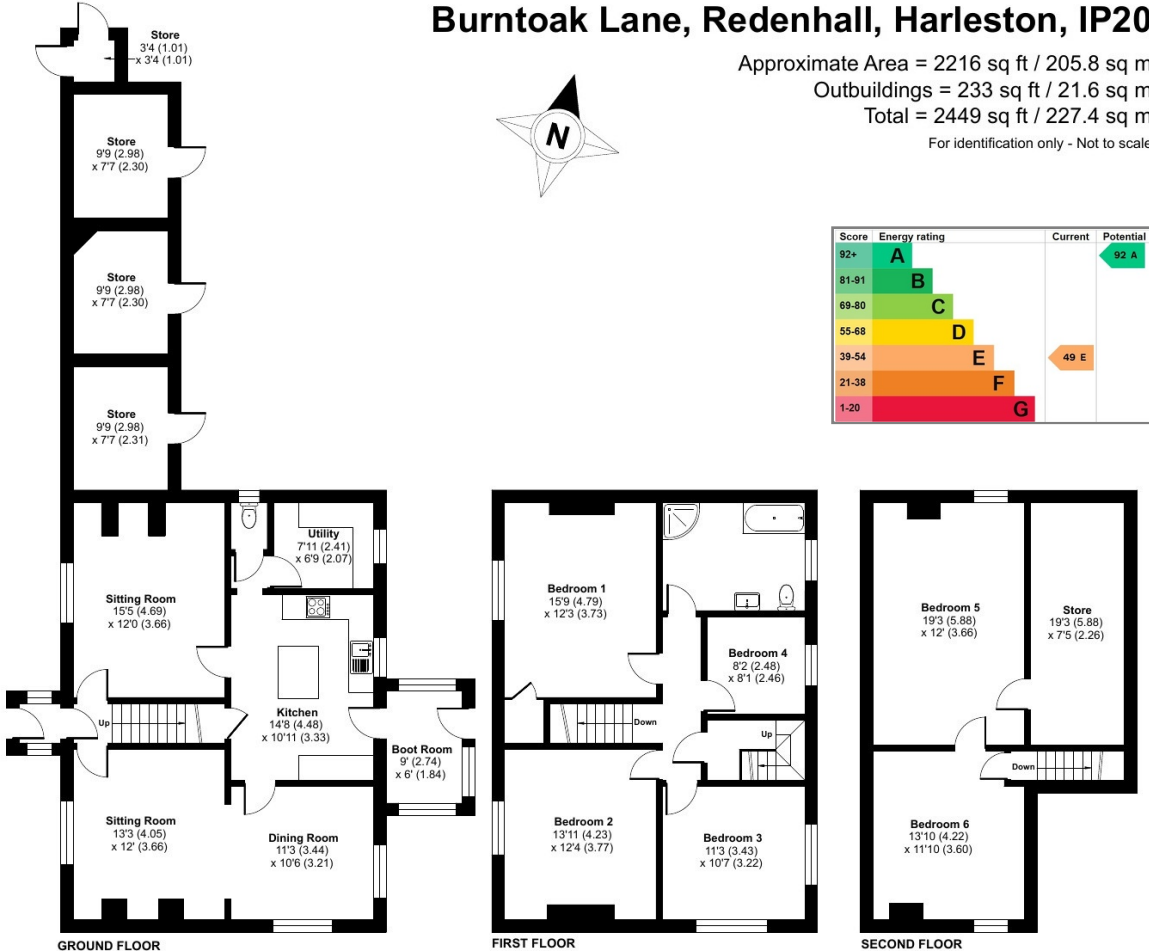
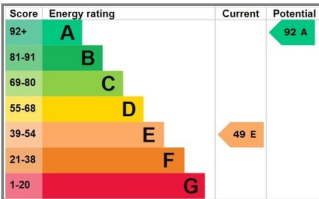
- (1) The photographs shown in this brochure have been taken with a camera using a wide angle lens and therefore interested parties are advised to check the room measurements prior to arranging a viewing.
- (2) Intending buyers will be asked to produce original Identity Documentation and Proof of Address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

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



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Approximate Area = 2216 sq ft / 205.8 sq m
 Outbuildings = 233 sq ft / 21.6 sq m
 Total = 2449 sq ft / 227.4 sq m
 For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © nrcocom 2026. Produced for Brown & Co. REF: 1425708

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Brown&Co
 The Atrium | St George's Street | Norwich | NR3 1AB
 T 01603 629871
 E norwich@brown-co.com

