



# Mancroft Towers

Waveney Hill, Oulton Broad, Lowestoft, Suffolk, NR32 3PS

**BROWN & CO**



## Mancroft Towers, Waveney Hill, Oulton Broad, Lowestoft, Suffolk, NR32 3PS

An outstanding country house of considerable architectural and historic importance in attractive grounds with formal lawns, tennis court and woodland together with separate coach house and opportunity to continue the income generating aspect to this fine home.

Offers in Excess of £1,195,000



### DESCRIPTION

Mancroft Towers is a Grade II listed country house of considerable architectural and historical importance, commissioned in 1889 by Philip Edward Back, a member of the well-known Back family, prominent Norwich wine and spirit merchants. It was designed by the distinguished Norfolk architect George John Skipper, with construction taking place between 1898 and 1900.

Mancroft Towers is an impressive example of Jacobean Revival architecture, built of fine red brick elevations under tiled roofs, decorative diapering, moulded brickwork, mullioned and transomed windows, and stepped gables. The house's name and identity are derived from its distinctive corner tower, which forms a prominent architectural feature visible from the surrounding landscape.

Internally, the house retains numerous original features of exceptional quality, including richly panelled rooms, a long gallery, ornate fireplaces, moulded plaster ceilings, and the Back family crest incorporated into the decorative scheme. These elements contribute significantly to the building's special interest and character, as recognised by its listing.

The octagonal tower, located to the south-western elevation, rises above the principal façade and is constructed in matching red brick

with decorative stone dressings. It features mullioned windows at each stage, providing extensive light and far-reaching views. Internally, the tower incorporates a narrow spiral staircase leading to an upper observation room which offers elevated vistas over Oulton Broad, the Waveney Valley, and the estate grounds. Historically, the tower is believed to have been used as a private study and viewing room. It remains a central and highly distinctive architectural element.

The building today has been divided into three separate self-contained wings. The Cottage is attached to the main house and enjoys its own garden. The East Wing, formerly the kitchen and servants' quarters, was established as a separate dwelling after the Second World War and does not include its own garden. The Cottage and East Wing are currently let under Assured Shorthold Tenancies, the main house being occupied by the current owner.

In addition to the main house (in its three parts), there is a detached two-bedroom cottage, known as The Lodge, which is available via separate negotiation, and offers ancillary or independent accommodation.

We draw your attention to the floorplan as to how the accommodation is arranged.

Externally the grounds have been beautifully tended by the current



owner and extend as they do, to around 5.96 acres (stms) and include a tennis court, woodland, and substantial lawned gardens. The whole offers a great deal of privacy and will be of interest to buyers keen to establishing themselves in a special place with great potential.

Further information on the income generating component to the property can be found through the selling agents.

Services – Mains water, mains electricity, gas fired central heating, private drainage system (septic tank).

### LOCATION

Mancroft Towers lies on Prospect Road (formerly known as Oulton Road), Oulton Broad, within the parish of Oulton Broad, East Suffolk. The house occupies a high position on Waveney Hill, affording views over Oulton Broad. The neighbourhood is residential and desirable, with other large homes set in substantial grounds. It is within convenient reach of local amenities in Oulton Broad — shops, restaurants, leisure and boating facilities — as well as access to transport via the nearby railway stations and A-roads connecting to Lowestoft, Norwich and the Suffolk coast. The area forms part of the Broads National Park, with extra protections and planning constraints, particularly for listed buildings and properties in large grounds.



DIRECTIONS

From Norwich city centre, take the A146 signposted to Beccles and Lowestoft. Continue for approximately 22 miles, passing through Beccles and remaining on the A146 towards Lowestoft. Upon approaching Oulton Broad, take the right-hand turning onto Victoria Road, then continue onto Bridge Road. Turn left onto Romany Road, then right onto Prospect Road and then turn right onto Waveney Hill. Mancroft Towers will be found on the right-hand side, set back from the minor road.

AGENT'S NOTES:

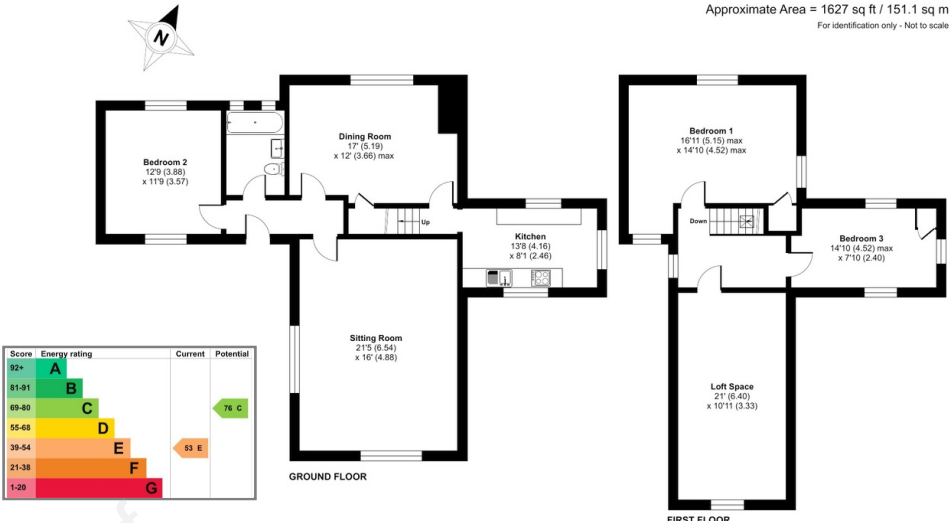
- (1) The plan identifies the land included with Mancroft Towers extending to 5.96 acres (stms). The northeast area of land is included within the property but the title needs to be confirmed. Application for possessory title pending. Otherwise, The Lodge to the southeast is available via separate negotiation and the boundaries to the west and north need to be agreed by the parties prior to any sale, and are currently for information purposes only.
- (3) 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.
- (4) 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



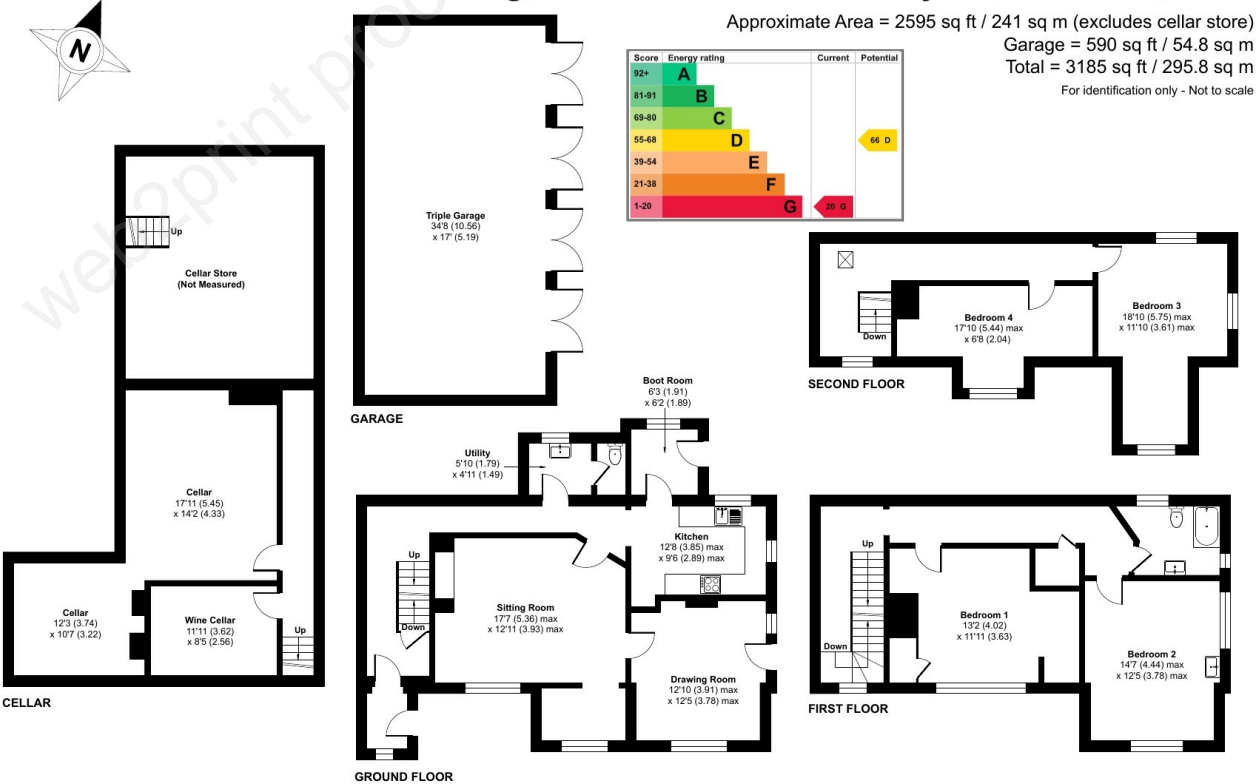
The Cottage, Mancroft Towers, Waveney Hill, Lowestoft, NR32

Approximate Area = 1627 sq ft / 151.1 sq m  
For identification only - Not to scale



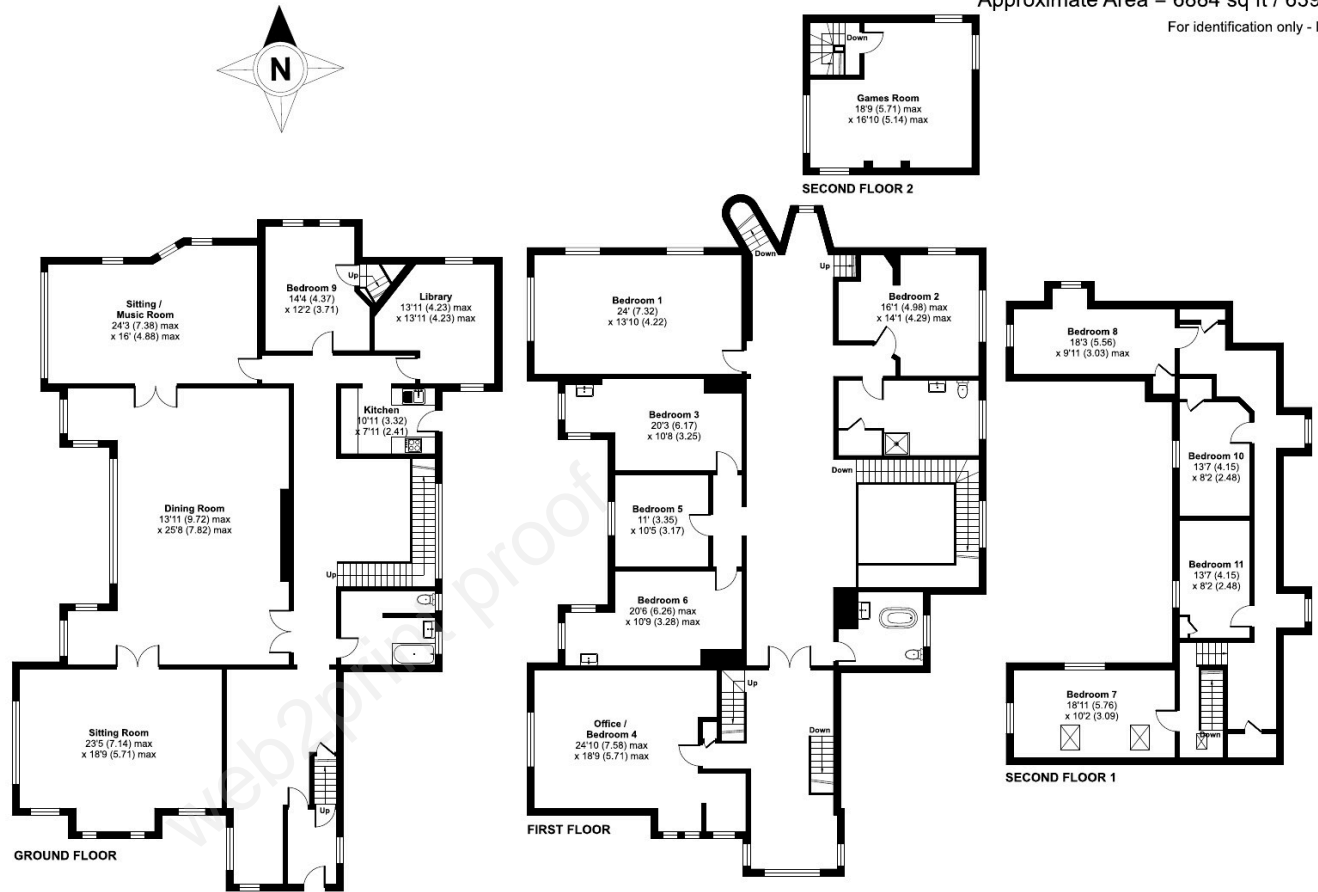
East Wing, Mancroft Towers, Waveney Hill, Lowestoft, NR32

Approximate Area = 2595 sq ft / 241 sq m (excludes cellar store)  
Garage = 590 sq ft / 54.8 sq m  
Total = 3185 sq ft / 295.8 sq m  
For identification only - Not to scale





Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G	26 G	



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Brown & Co. REF: 1345402

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