



Cowslip Lodge  
Drury Lane | Carbrooke | Norfolk | IP25 6SJ

# MAKING A SPLASH



“Dive straight in and enjoy the lifestyle on offer at this impressive home.

Set in just over an acre of secluded, sunny gardens with an entertaining terrace, pool, pond and more, it’s a wonderful place in which to relax away from the outside world, or to fill with family and friends and make memories.

Having been renovated in recent years, it’s a welcoming and stylish property with ample space for a family, walking distance from village amenities and a few minutes from town, yet feeling away from it all.”



# KEY FEATURES

---

- A Spacious Modern Detached House situated in the Village of Carbrooke
- Four Double Bedrooms, Three En-Suites & Family Bath/Shower Room
- Stunning Kitchen/Breakfast Room, Separate Utility Room & WC
- Three Reception Rooms
- The Grounds extend to just over 1 acre and include a Pond with Decked Seating Area and a Swimming Pool with Terraced Patio for Entertaining
- Triple Cart Lodge and Wood Store
- Outbuilding and Pool/Pump Room
- The Accommodation extends to 2,558sq.ft
- Energy Rating: C

This spacious modern home has undergone a series of improvements, creating a fabulous family home with much to recommend it. The glorious, tranquil setting means you can really relax and unwind here in peace and quiet, yet you also have the space to entertain a crowd – and no doubt you'll be inundated with guests hoping for a swim!

## Secluded Yet Sociable

Whilst the immediate surroundings of this property are refreshingly peaceful, it's a home that's well placed within a friendly village community and close to the town, so you have the best of both worlds here. It was the location that really attracted the owners, as well as the amount of space on offer. They were looking for a home that worked as a retreat from the hustle and bustle of daily life, as well as offering room for their loved ones to visit. At the time, both the house and garden needed work, but with the renovations complete, the property has effortlessly risen to every occasion and the owners have enjoyed the fruits of their labours at what is clearly a standout abode.

## Stylishly Upgraded

During their time here, the owners have replaced the flooring, doors and windows throughout, fitted a stylish contemporary kitchen, added en-suites, and more. And that's just inside the house! Outside, the whole lawn has been re-laid and the pond dug out and relined, with a seating area added beside it so you can sit and watch the dragonflies and damselflies over the water. The owners have also added a magnificent outdoor pool that has provided them with endless entertainment every summer – as well as a steady stream of friends keen to come over for a dip! The owners love to entertain and have found the house works so well for this, with the curved seating booth in the kitchen and the open plan flow into the garden room. Upstairs, the spacious bedrooms are a nice place to retreat and offer children their own space.





# KEY FEATURES

---

## Throughout The Seasons

One of the owners' favourite things about the property is waking up in the morning and looking out through the large window in the master bedroom to take in the lawns, the trees and the greenery, as well as spotting the odd deer. You can have your morning coffee sitting outside one side of the house, with evening meals al fresco on the other side, following the sun around all day. The house works equally well in the colder months, with several fireplaces and a lovely log burner, as well as the ability to stay warm and dry while still enjoying views across the garden.

## A Super Setting

There's a lovely community here within the village. The Millennium Green is popular with dog walkers, for village events and for children playing. There's a popular primary school, a village hall and a church, so if you're new to the area, you can head to the weekly coffee morning or one of the other local gatherings and get to know people. The owners have made great friends during their time here and cite this as one of the highlights of life in Carbrooke. Another thing they've found a benefit is proximity to Watton, as you can hop in the car and be in the town within just a couple of minutes. One more thing of note is that the local GP surgery here is the one in Hingham, which is outstanding, award-winning, and well-known for standout service.

## Agents Note

The vendor has retained some land and is building a bungalow in the grounds adjacent to Cowslip Lodge. The boundaries of which have been planted with hedging.

























# INFORMATION

---



## On The Doorstep

Carbrooke has its own village hall, primary school and church, whilst the nearby village of Shipdham also boasts its own primary school, GP's surgery, post office, shop and two public houses. It is also close to the thriving market towns of Dereham and Watton offering secondary schools and a large range of further amenities.

## How Far Is It To?

The cathedral city of Norwich can be found to the east with its main line rail link to London Liverpool Street and its international airport. The Chapelfield development has transformed Norwich's shopping district into one of the largest retail centres in the country. The world-renowned Norfolk Broads can be found to the North East with its many waterways and array of wildlife. The North Norfolk coast with its quaint villages and sandy beaches is approximately one hours drive whilst Thetford Forest with its bike and nature trails can be found closer to home to the south of Hingham.

## Directions

Leave Norwich on the B1108 Watton Road passing through the villages of Barford and Kimberley. Proceed through the market town of Hingham and prior to reaching the village of Scoulton, turn right into Broadmoor Road signposted Carbrooke. Upon reaching the centre of the village and your first 'T' junction turn left, continue to follow this road around to your right into Drury Lane. Continue along Drury Lane whereby Cowslip Lodge can be found after a short distance on the right hand side clearly signposted with a Fine & Country For Sale board.

## Services, District Council and Tenure

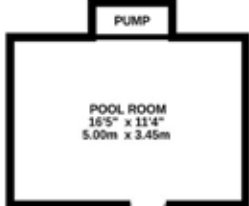
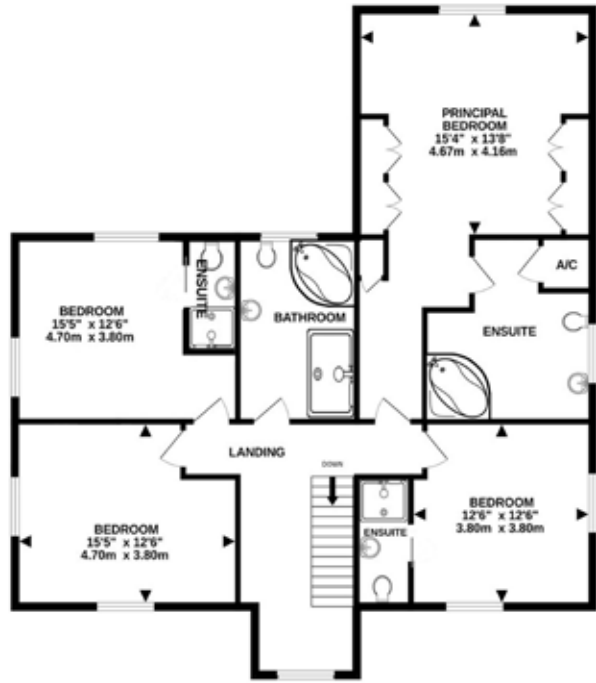
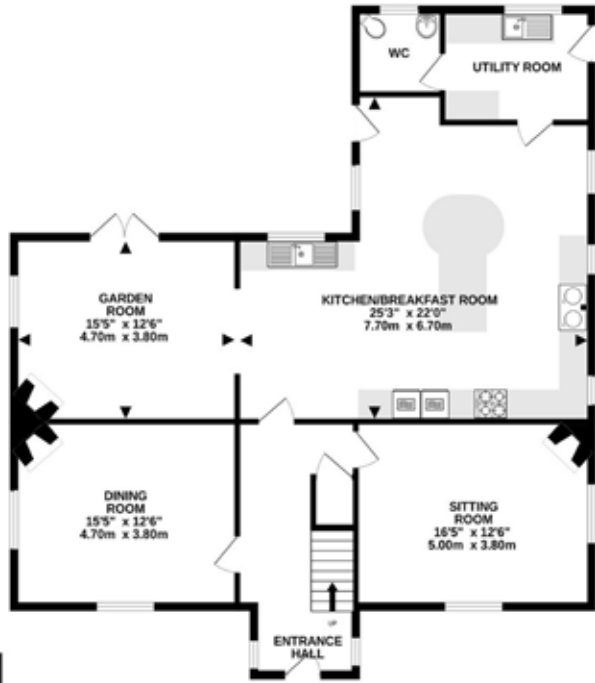
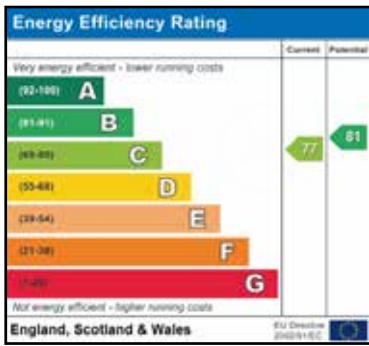
Oil Central Heating, Mains Water, Drainage via Septic Tank  
Fibre to Cabinet Broadband Available - vendor uses EE  
Mobile Phone Reception - varies depending on network provider  
Please see [www.checker.ofcom.org.uk](http://www.checker.ofcom.org.uk) - for Broadband/Mobile availability  
Breckland District Council - Council Tax Band F  
Freehold

---

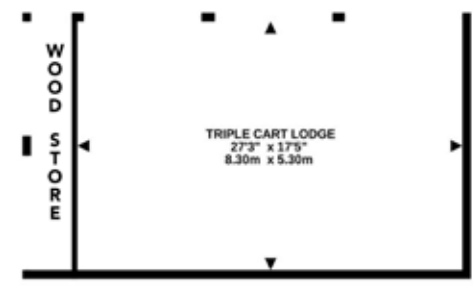
Norfolk Country Properties. Registered in England and Wales No. 06777456. Registered Office - Blyth House, Rendham Road, Saxmundham, IP17 1WA.

Copyright © Fine & Country Ltd.

Please Note: All images and floorplans shown in the brochure and online remain copyright to the individual photographer and may not be used for any purposes whatsoever without prior permission.



OUTBUILDINGS  
338 sq. ft. (31.4 sq.m.) approx.



GARAGE  
532 sq. ft. (49.4 sq.m.) approx.

**FLOOR AREA - HOUSE (EXCLUDING GARAGE & OUTBUILDINGS) :**  
2558 sq.ft. (237.6 sq.m.) approx.  
**TOTAL FLOOR AREA : 3428 sq.ft. (318.4 sq.m.) approx.**

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, all measurements are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only. [www.norfolkpropertyphotos.co.uk](http://www.norfolkpropertyphotos.co.uk)  
Made with Metropix ©2026

Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure.





# FINE & COUNTRY

---

Fine & Country is a global network of estate agencies specialising in the marketing, sale and rental of luxury residential property. With offices in the UK, Australia, Egypt, France, Hungary, Italy, Malta, Namibia, Portugal, South Africa, Spain, The Channel Islands, UAE, USA and West Africa we combine the widespread exposure of the international marketplace with the local expertise and knowledge of carefully selected independent property professionals.

Fine & Country appreciates the most exclusive properties require a more compelling, sophisticated and intelligent presentation - leading to a common, yet uniquely exercised and successful strategy emphasising the lifestyle qualities of the property.

This unique approach to luxury homes marketing delivers high quality, intelligent and creative concepts for property promotion combined with the latest technology and marketing techniques.

We understand moving home is one of the most important decisions you make; your home is both a financial and emotional investment. With Fine & Country you benefit from the local knowledge, experience, expertise and contacts of a well trained, educated and courteous team of professionals, working to make the sale or purchase of your property as stress free as possible.

THE FINE & COUNTRY  
FOUNDATION

Fine & Country Foundation, charity no. 1160989

Striving to relieve homelessness.

To find out more please visit [fineandcountry.com/uk/foundation](https://fineandcountry.com/uk/foundation)



follow Fine & Country Norwich on



Fine & Country Norwich  
12-14 Queen Street, Norwich, Norfolk, NR2 4SQ  
01603 221888 | [norwich@fineandcountry.com](mailto:norwich@fineandcountry.com)

