



## Lowestoft, Suffolk

Guide Price £950,000

- Rare waterfront residence in a prime Oulton Broad position with private mooring and riparian rights
- Rich heritage linked to early hovercraft development by Commander Desmond Truman and Sir Christopher Cockerell
- Architect designed home (1968) maximising natural light and panoramic waterside views
- Generous 300ft plot with mature gardens, offering privacy and tranquillity
- Substantial mooring dock (approx. 40ft x 30ft) with capacity for two large motorboats
- Spacious, open-plan interiors with bespoke kitchen and mid-century modern design features

# Romany Road, Lowestoft

Situated in the highly desirable area of Oulton Broad, Romany Road offers a perfect balance of peaceful residential living with easy access to local amenities. Known for its leafy surroundings and close-knit community feel, Romany Road is just a short walk from the picturesque Oulton Broad itself—home to scenic waterside walks, popular cafés, restaurants, and a bustling marina. The area is well-connected, with commuting distance to Sizewell C, nearby rail links to Norwich and Lowestoft, excellent schools, and convenient shopping options all within easy reach. It's a location that truly offers the best of both worlds: tranquil living near the water with everything you need close by



Council Tax Band: G



## Description

An exceptional and historically significant waterfront residence, Parkmead offers a rare opportunity to acquire a truly unique home set in one of Oulton Broad's most desirable positions.

Built in 1968 by the Truman family as part of their neighbouring boatyard at the Old Maltings (established 1832), the property is steeped in innovation and heritage. Commander Desmond Truman and his partner, Sir Christopher Cockerell, pioneers of the first hovercraft and co-founders of the British Hovercraft Company, designed and developed early prototypes here, which were first tested on Oulton Broad itself.

Designed by local architect Alan Paine, the home has been thoughtfully created to maximise natural light and take full advantage of its stunning waterside setting. The property has remained privately owned since construction and has never been offered on the open market.

Set within a generous plot extending approximately 300ft from the waterside to the front boundary, the grounds feature mature trees and established planting to both front and rear gardens, creating a private and tranquil environment. Ample parking is available, with garaging for two vehicles and additional space for up to four more on the tarmac driveway.

The waterfront is a standout feature, boasting a substantial steel-piled mooring dock measuring approximately 40ft deep by 30ft wide, with capacity for two large motorboats. The property also benefits from riparian rights extending approximately 50ft from the bank, as well as a slipway suitable for dinghies and paddleboards.

Internally, the property offers exciting scope for enhancement and expansion. Both sections of the undercroft present clear potential for conversion into additional living accommodation, while architectural plans have been prepared to extend the dining room roof area to create two further bedrooms and bathrooms (subject to full planning approval). The existing residence presents an impressive and beautifully appointed entrance

hall, where striking, design led mid century modern windows flood the space with exceptional natural light. From here, doors lead gracefully to three well-proportioned bedrooms, a separate WC, and an elegant internal dining room distinguished by its exquisite cedar panelled ceiling, creating a warm and characterful setting for entertaining.

The principal living areas are arranged with a sense of openness and flow, offering generous open plan proportions ideally suited to contemporary living. At the heart of the home lies a bespoke, fully fitted kitchen, thoughtfully designed with high-quality integrated appliances and refined finishes. The principal bedroom suite provides a luxurious private retreat, complete with a superbly appointed en suite bathroom.

Both the lounge and adjoining sun room are perfectly positioned to take full advantage of their elevated aspect, affording delightful, far-reaching views across the surrounding broads, and creating a serene and light filled environment throughout the day.

Further potential includes extensive south-facing flat roof areas, ideal for the installation of solar panels.

The property is fully serviced with gas, electricity, mains drainage, and water supply.

Offered with a guide price of £950,000, Parkmead represents a rare blend of history, waterfront living, and development opportunity in a highly sought-after Broadland location.

## Fixtures & Fittings

No fixtures, fittings, furnishings or effects save those that are specifically mentioned in these particulars are included in the sale and any item not so noted is expressly excluded. It should not be assumed that any contents, furnishings or furniture shown in the photographs (if any) are included in the sale. These particulars do not constitute any part of any offer or contract. They are issued in good faith but do not constitute representations of fact

and should be independently checked by or on behalf of prospective purchasers or tenants and are furnished on the express understanding that neither the agents nor the vendor are or will become liable in respect of their contents. The vendor does not hereby make or give nor do Messrs Flick & Son nor does any Director or employee of Messrs Flick & Son have any authority to make or give any representation or warranty whatsoever, as regards the property or otherwise. No fixtures, fittings, furnishings or effects save those that are specifically mentioned in these particulars are included in the sale and any item not so noted is expressly excluded. It should not be assumed that any contents, furnishings or furniture shown in the photographs (if any) are included in the sale. These particulars do not constitute any part of any offer or contract. They are issued in good faith but do not constitute representations of fact and should be independently checked by or on behalf of prospective purchasers or tenants and are furnished on the express understanding that neither the agents nor the vendor are or will become liable in respect of their contents. The vendor does not hereby make or give nor do Messrs Flick & Son nor does any Director or employee of Messrs Flick & Son have any authority to make or give any representation or warranty whatsoever, as regards the property or otherwise.

### **Outgoings**

Council Tax Band G

### **Tenure**

Freehold

### **Viewing Arrangements**

Please contact Flick & Son, 23A, New Market, Beccles, NR34 9HD for an appointment to view.

Email: [beccles@flickandson.co.uk](mailto:beccles@flickandson.co.uk)

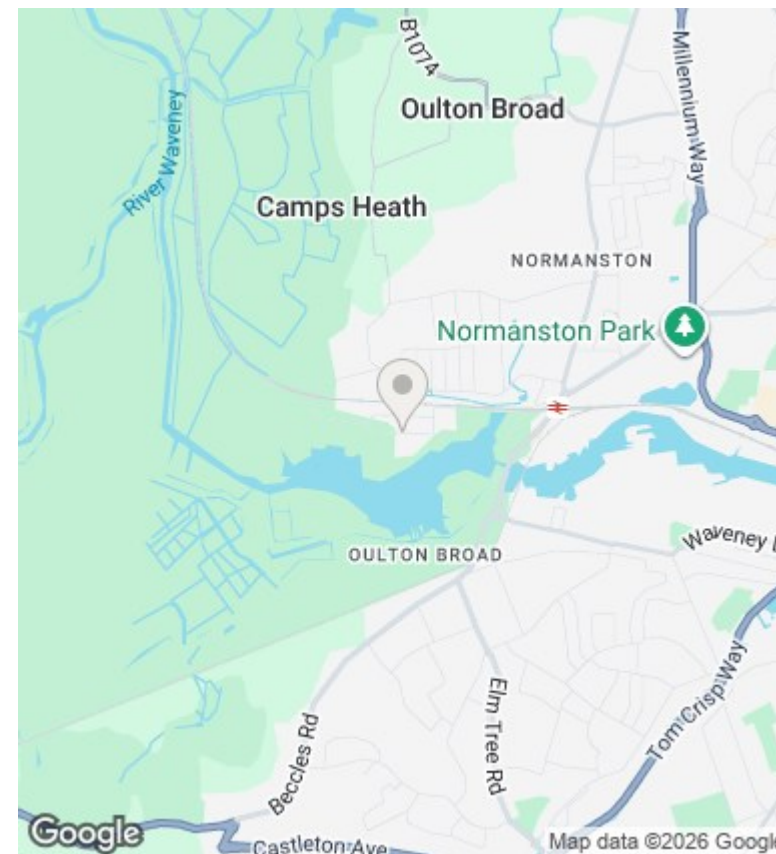
Tel: 01502 442889 Ref: 20890/JD.







TOTAL FLOOR AREA: 2649 sq.ft. (246.1 sq.m.) approx.  
 Whilst every attempt has been made to ensure the accuracy of the floorplans concerned here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. 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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### Conveyancing, Surveys & Financial Services

Flick & Son may refer clients to My Mortgage Planner for financial services, Fairweather Law, Stamford Legal or Juno Property Lawyers Ltd for conveyancing and MS Surveys for property surveys. It is the clients decision whether to use these services however if the decision is made to proceed with these services, it should be known that Flick & Son will receive a referral fee of £299 for My Mortgage Planner, £200 fee for Fairweather Law referrals, £150 fee for Stamford Legal, £250 fee for Juno Property Lawyers Ltd and £50 referral fee for MS Surveys.

### Floorplans

These plans are for illustrative purposes only and should not be used for any other purpose by any prospective purchaser or any other party.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

### Energy Efficiency Rating

The full energy performance certificate can be viewed online at the national EPC register at [www.epcregister.com](http://www.epcregister.com)