



THE STORY OF

# Manor Farm Cottage

*Loddon, Norfolk*

SOWERBYS



THE STORY OF

# Manor Farm Cottage

Ingloss Lane, Loddon, Norfolk  
NR14 6ED

---

Charming Period Home

Open Countryside Views

Sitting Room with Open Fire

Fabulous Kitchen Breakfast Room

Stunning Vaulted Garden Room

Utility Room and Cloakroom

Three First Floor Bedrooms

Modern Family Bathroom and  
Separate Shower Room

Well Appointed Annexe/Holiday Let

Well Landscaped Gardens and  
No Near Neighbours

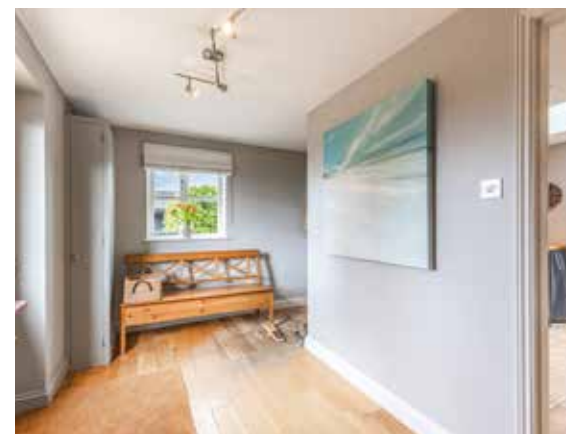
---

**SOWERBYS NORWICH OFFICE**

01603 761441

[norwich@sowerbys.com](mailto:norwich@sowerbys.com)





Manor Farm Cottage is an exceptional home that has been thoughtfully and sympathetically renovated to an exacting standard, seamlessly blending character with contemporary comfort. The current owners have created a beautifully balanced property, perfectly positioned to enjoy far-reaching views across open countryside, with the rare advantage of having no immediate neighbours while still remaining accessible. In addition, the property benefits from a highly successful and immaculately presented holiday let.

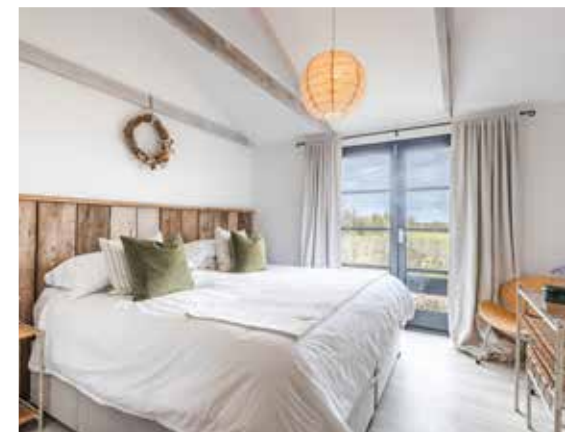
The principal accommodation is both welcoming and well-proportioned. A spacious entrance hallway leads to a practical utility room and cloakroom. At the heart of the home lies an impressive kitchen, with ample room for a dining table to gather family and friends. Beyond, the striking vaulted garden room draws you in, flooded with natural light and framing the surrounding countryside views. Completing the ground floor is a well-appointed sitting room, centred around an attractive open fireplace, creating a warm and inviting atmosphere.

Upstairs, the first floor offers three generous bedrooms, complemented by a stylish family bathroom and a separate contemporary shower room.



The sitting room is our favourite winter space, with an open fire adding to its cosy feel.





The self-contained annexe, currently operated as a successful holiday let generating approximately £30,000 per annum, is a particularly valuable addition. It features a vaulted open-plan kitchen and sitting area with a wood-burning stove, creating a bright yet cosy living space. There is also a comfortable double bedroom and a modern shower room. Outside, the annexe enjoys its own private garden, affording delightful countryside views. Equally, it could serve as an ideal space for multi-generational living or guest accommodation.

Externally, the property is approached via a gravelled driveway providing ample parking. The grounds are beautifully maintained, with established boundary hedging, sweeping lawns, mature shrub borders, specimen trees, and a well-placed gravel terrace alongside a productive kitchen garden. The setting is a true highlight—offering uninterrupted rural views and a wonderful sense of privacy, without feeling remote.

Positioned in an idyllic stretch of countryside between the market town of Loddon and the ever-popular Bungay, this delightful home enjoys a setting that perfectly balances rural tranquillity with a vibrant lifestyle offering. Whilst falling within the parish of Loddon, its location in the quiet Loddon Ingloss, linking Mundham through to Broome, feels wonderfully tucked away. Bungay, however, is undoubtedly the star of the show; a thriving market town celebrated for its strong sense of community, eclectic mix of independent shops, and flourishing local food and drink scene, alongside the much-loved Fisher Theatre. The surrounding countryside is equally appealing, with a number of excellent farm shops and two nearby vineyards adding to the lifestyle credentials, making this a location that effortlessly combines charm, convenience, and a true sense of place.



Wonderfully situated to access both the Norfolk and Suffolk coastline, the broads and inland to the Waveney Valley.





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.

Copyright V360 Ltd 2025 | [www.houseviz.com](http://www.houseviz.com)

# Loddon

## A VIBRANT COMMUNITY TO CALL HOME

Lying on the River Chet, Loddon is a small market town with so much on its doorstep. With lots of history here, the town is centred around a 15th century church, the Holy Trinity. There are an assortment of local shops, eateries and pubs - along with a good number of local walks. There are also an assortment of schools nearby, covering all ages and this includes Langley School - a well-renowned independent school offering day, weekly, flexi and full boarding.

Loddon is within the bounds of The Broads National Park, which is the largest protected wetland in Britain. The town is well situated to reach areas in both Norfolk and Suffolk and the ancient city of Norwich is only a 30 minute drive as well as nearby towns Bungay and Beccles only a 15 minute drive, offering plenty of amenities and lovely pubs, eateries and river walks.



# Bungay

## A HISTORIC MARKET TOWN

The historic market town of Bungay is one of the most desirable locations in the Waveney Valley, celebrated for its character, community spirit, and vibrant independent scene. Centred around a charming marketplace and a network of attractive period streets, Bungay offers an eclectic mix of independent shops, cafés and delicatessens, alongside a strong emphasis on local produce and artisan makers. Cultural life is at the heart of the town, with the much-loved Fisher Theatre hosting a year-round programme of film, theatre and events.

The town is also home to historic landmarks such as Bungay Castle, while the surrounding countryside provides beautiful walking and cycling routes along the River Waveney. With its blend of heritage, creativity and a thriving local food scene, Bungay offers an exceptional lifestyle in a picturesque Suffolk setting.

## Note from the Vendor



“Over time we have carefully transformed the property into a contemporary family home.”



## SERVICES CONNECTED

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

## COUNCIL TAX

Band C.

## ENERGY EFFICIENCY RATING

D. Ref:- 7036-9824-1600-0316-0202.

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: ///roughness.including.yours

## AGENT'S NOTE

Potential purchasers, please note that the annexe is of non-standard construction. For further information, please contact Sowerbys.

These particulars and measurements whilst believed to be accurate, are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give representation or warranty in respect of the property.

# SOWERBYS

Sowerbys Estate Agents Limited is a company registered  
in England and Wales, company no: 05668606.  
Registered office 23 Tuesday Market Place, King's Lynn, England, PE30 1JJ

