



Four Acres

8 Long Lane, Strumpshaw, Norwich, NR13

BROWN & CO



Four Acres, 8 Long Lane, Strumpshaw, Norwich, NR13

An exceptional contemporary, Broadland residence with a highly successful detached holiday lodge, extensive outbuildings and beautifully landscaped grounds extending to approximately 3 acres (stms), including two picturesque lakes, in one of Broadland's most sought-after villages.

£1,250,000



DESCRIPTION

Four Acres is set amidst wonderfully private and mature grounds, comprising an outstanding detached family home of red brick elevations beneath a pitched tiled roof, and offers beautifully presented accommodation on two floors extending to approximately 2,742 sq ft. The current owners completely fell in love with the opportunity some 20 years ago and have created a special place with extensive landscaping and intricate surroundings which include an highly rated detached holiday let, namely, Swallowtail Lodge which is nestled down away from the house and provides ancillary, income generating accommodation without spoiling the setting, which is exceptional, offering leisure and lifestyle facilities, all surrounded by two enchanting lakes, formal lawns and grounds that create a truly idyllic setting.

Approached via a sweeping brick weave driveway providing extensive parking, the property enjoys a peaceful position within the highly regarded Broadland village of Strumpshaw. The house sits comfortably within its landscaped gardens towards the front of the boundary, with expansive lawns, specimen trees, ornamental planting and two substantial lakes that attract a rich variety of wildlife throughout the year. The position of the house adds to the focal point of the whole.

The internal accommodation has been thoughtfully arranged to provide excellent family space with entertaining at the heart of extensive design and planning process by the owners, which includes a hard-wired Bose surround system incorporated into the principal rooms. A welcoming entrance hall with galleried landing sets the tone and leads to a number of well-proportioned reception rooms, including a sitting room, dining room, reception room and snug, all enjoying attractive views over the gardens. The kitchen/breakfast room is an outstanding, modern space with the kitchen itself, by Alno Vitrine complemented by Miele and Siemens appliances, a steam bakers' oven, a double drawer dishwasher, intelligent feed washing machine and separate dryer.

Of particular note is the impressive principal bedroom suite, which occupies the entirety of the first floor. This space incorporates the principal bedroom, dressing area, walk-in wardrobe, en-suite wet room and access to a balcony overlooking the grounds. Two further double bedrooms and a family bathroom are situated on the ground floor.

The gardens and grounds are a particular feature of the whole, extending to around three acres and have been carefully developed over many years to create a remarkable private landscape. Mature trees, sweeping lawns and ornamental planting

surround the two lakes. There is much to enjoy with this house, and the colour and beauty from the lake across the seasons is rather remarkable.

The established orchard provides a variety of fruit including apple, pear, plum and medlar trees, while numerous unusual and specimen species can be found throughout the grounds, including a rare red paper bark acer and an impressive black walnut tree.

Further enhancements include a fruit cage and an exceptional brick and aluminium greenhouse installed by Griffen, complete with an underground water harvesting system. Griffen are renowned exhibitors at the RHS shows and the greenhouse represents a significant addition to the property's horticultural facilities.

A particular highlight is the detached annexe, as aforementioned and named, Swallowtail Lodge. The let provides high-quality self-contained accommodation and has been successfully operated as a holiday let for the past three years, the lodge enjoys a five-star rating and generates a valuable income stream. The current owners would be pleased to make trading accounts available to interested purchasers through the selling agents.



The extensive range of outbuildings are included in the sale and comprise a substantial steel barn, a former stable block incorporating a garage, workshop, wood store and external wet room facilities, together with a craft room featuring a wood-burning stove. Additional buildings include a detached studio/hobby room, a log-built summer house equipped with power and Cat 6 cabling, and a large store.

Services – Oil fired central heating, mains drainage, mains water, mains electricity.

Hard-wired gate with security system and colour cameras that link to the television.

Local authority - Broadland District Council. Council Tax – Main House - E / Annexe - A

Tenure - Freehold.

LOCATION

Strumpshaw is a popular village, just off the A47 between Norwich and Acle to the east of Norwich and ideally located for access to the Norfolk Broads, Great Yarmouth, and the coast. Brundall rail station is within proximity. Within the neighbouring villages, there are an excellent range of amenities of which includes a post office and convenience store, primary school, fish & chip shop, public house, and there is a camping/garden centre and a golf driving range with a 9-hole golf course in the nearby village of Blofield. Norwich is within striking distance where there are excellent shopping and transport facilities/ There are private and public schools, particularly, Town Close Road School and Norwich High School for Girls, Norwich High School and of course Norfolk & Norwich University Hospital and the Airport. Most recently,

Norwich was named the UK's overall "Best Place to Live" in the 2026 Sunday Times Best Places to Live guide. The judges chose Norwich as the national winner from 72 locations across the UK.

DIRECTIONS

Leave Norwich on the A47 heading east. At the Postwick Interchange take the 2nd exit onto the A47 slip road to Great Yarmouth/Brundall. Merge onto Yarmouth Road/A47. At the roundabout take the 3rd exit onto Cucumber Lane. Cucumber Lane turns left and becomes The Street. Follow this road which becomes Strumpshaw Road and then Long Lane. The property will be found on the right hand side behind wrought iron gates.

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



Long Lane, Strumpshaw, Norwich, NR13

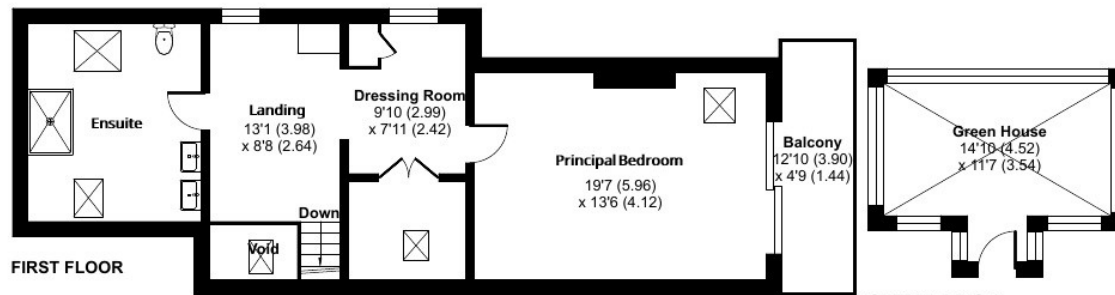
Approximate Area = 2519 sq ft / 234 sq m (excludes void)

Annexe = 536 sq ft / 49.7 sq m

Outbuildings = 1457 sq ft / 135.3 sq m

Total = 4512 sq ft / 419 sq m

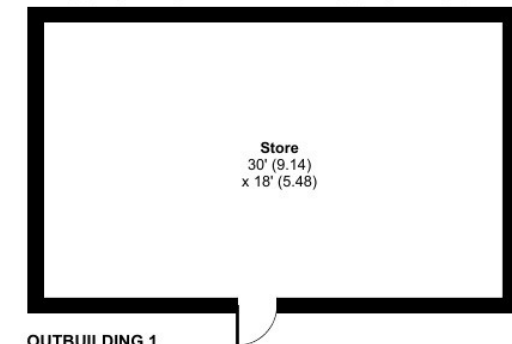
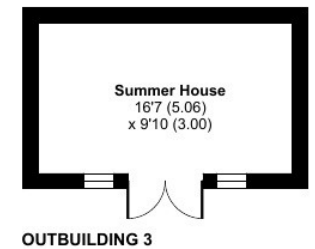
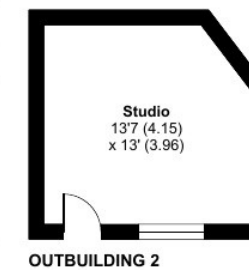
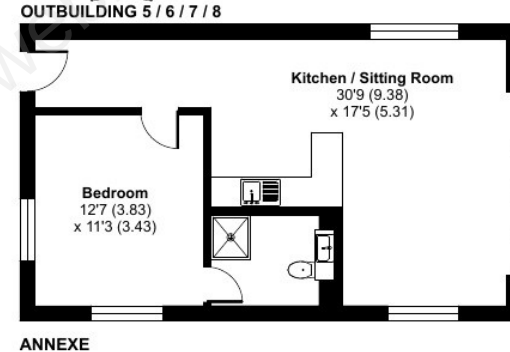
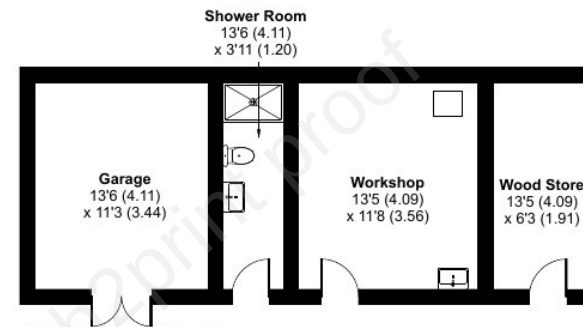
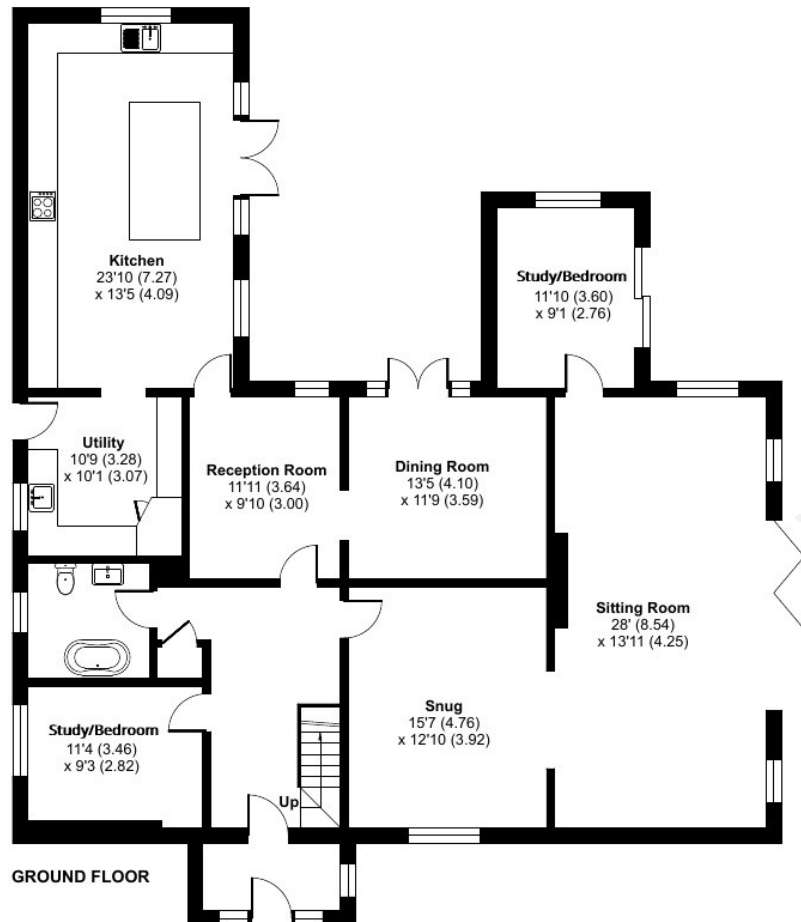
For identification only - Not to scale



OUTBUILDING 4



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	65 D	70 C
39-54	E		
21-38	F		
1-20	G		







IMPORTANT NOTICES

Brown&Co for themselves and for the Vendors or Lessors of this Property give notice that: 1. These particulars are intended to give a fair and accurate general outline only for the guidance of intending Purchasers or Lessees and they do not constitute an offer or contract or any part of an offer or contract. 2. All descriptions, dimensions, references to condition and other items in these Particulars are given as a guide only and no responsibility is assumed by Brown&Co for the accuracy of individual items. Intending Purchasers or Lessees should not rely on them as statements or representations of fact and should satisfy themselves as to the correctness of each item by inspection or by making independent enquiries. In particular, dimensions of land, rooms or buildings should be checked. Metric/imperial conversions are approximate only. 3. Intending Purchasers or Lessees should make their own independent enquiries regarding use or past use of the property, necessary permissions for use and occupation, potential uses and any other matters affecting the property prior to purchase. 4. Brown&Co, and any person in its employ, does not have the authority, whether in these Particulars, during negotiations or otherwise, to make or give any representation or warranty in relation to this property. No responsibility is taken by Brown&Co for any error, omission of mis-statement in these particulars. 5. No responsibility can be accepted for any costs or expenses incurred by intending Purchasers or Lessees in inspecting the property, making further enquiries or submitting offers for the Property. 6. All prices are quoted subject to contract and exclusive of VAT, except where otherwise stated. 7. In the case of agricultural property, intending purchasers should make their own independent enquiries with the RPA as to Basic Payment Scheme eligibility of any land being sold or leased. 8. Brown&Co is the trading name of Brown&Co – Property and Business Consultants LLP, Registered Office: The Atrium, St Georges St, Norwich NR3 1AB, Registered in England and Wales. Registration Number OC302092. Particulars Dated June 2026. Ref. 069052

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

BROWN & CO
Property and Business Consultants