



Mardle House
The Street | Lound | Suffolk | NR32 5LT

A HISTORIC HOME



Set within approximately 1.19 acres in the desirable village of Lound, Mardle House is a substantial Grade II listed farmhouse offering a rare opportunity to acquire a characterful country home with exceptional scope for enhancement.

Extending to approximately 4,900 sq ft including outbuildings and complemented by stables, paddock land and private south facing gardens.

The property presents an exciting opportunity to create a remarkable family residence within a peaceful yet highly accessible rural setting.



KEY FEATURES

- A Grade II Listed Detached Farmhouse set in approximately 1.19 acres (stms) in the Village of Lound
- Excellent Opportunity for Modernisation and Enhancement
- Seven Bedrooms and Four Bathrooms arranged over Three Floors
- Multiple Reception Rooms with Fireplaces and Exposed Beams
- Traditional Farmhouse Kitchen with Aga
- Stable Block, Brick Outbuilding and Wooded Dell Area
- Solar Panels and Extensive Off Road Parking
- Paddock and Grounds ideal for Equestrian or Lifestyle Use
- Opportunity to Create a Substantial Countryside Family Home
- The Accommodation extends to 4,900 sq.ft including the Outbuildings
- Energy Rating: E

Positioned within the heart of the village, Mardle House is a striking example of a traditional Suffolk farmhouse, combining architectural heritage, generous proportions and future potential. The attractive façade, sash windows and mature surroundings immediately establish the home's sense of character, while internally the accommodation unfolds across three floors with flexibility well suited to modern family life.

Remarkable Potential

Original features remain evident throughout, including exposed beams, brickwork, fireplaces and traditional proportions, all of which provide a wonderful foundation for sympathetic modernisation. The reception rooms are rich in character, centred around impressive fireplaces with wood burning stoves that create warmth and atmosphere throughout the home.

The arrangement of the accommodation offers a natural balance between formal reception areas and more practical everyday spaces, allowing the property to adapt easily to a variety of lifestyles. Large windows bring natural light into the interiors, while the overall layout provides excellent flexibility for entertaining, home working or multi-generational living.

Characterful Interiors & Flexible Living

The farmhouse kitchen reflects the home's traditional origins perfectly, complete with Aga, exposed beams and brick flooring. This space offers excellent potential to become the true heart of the home, blending contemporary finishes with the property's period charm.





KEY FEATURES

Across the upper floors, the six bedroom arrangement provides generous and versatile accommodation, complemented by four bathrooms and additional rooms suited to dressing areas, hobbies or workspace depending on individual requirements. Buyers seeking a property they can gradually enhance and personalise will immediately recognise the opportunity Mardle House presents.

Grounds, Stabling & Lifestyle Appeal

Externally, the grounds are a defining feature of the property. Extending to approximately 1.19 acres, the private south facing gardens and paddock provide open green space framed by mature trees and established boundaries, creating a setting that feels both private and connected to the surrounding countryside.

The equestrian and lifestyle appeal is particularly noteworthy, with established stables, a substantial brick outbuilding and additional barn space offering practicality for horse owners, hobby farming or workshop and storage use. The brick outbuilding also provides excellent potential for garaging, subject to any necessary permissions.

A wooded dell area further enhances the setting, adding a sense of privacy and natural character rarely found so close to nearby towns and the coastline. Combined with extensive off road parking and solar panels, the property balances rural charm with everyday practicality.





















INFORMATION



On The Doorstep

Lound is a well regarded village situated on the Norfolk and Suffolk border, offering peaceful countryside surroundings while remaining highly convenient for nearby towns, coastline and commuter routes. Within the village itself are local favourites including The Village Maid public house, Mardle Café and Lound Plant Centre, all contributing to the strong sense of community and village atmosphere.

How Far Is It To?

Gorleston-on-Sea is just a short drive away and is home to one of Norfolk's finest sandy beaches, vibrant promenade and popular seafront cafés. Lowestoft provides a wide range of shopping, schooling and rail connections, while the market town of Beccles offers independent boutiques, restaurants, cafés and access to the Norfolk Broads. The Suffolk Heritage Coast, including Southwold and Aldeburgh, can also be enjoyed within comfortable driving distance. Oulton Broad and the Norfolk Broads National Park are also within easy reach, offering boating, waterside dining and scenic walking routes. The market town of Beccles is approximately 8 miles away and is renowned for its independent shops, cafés and riverside setting, while Norwich provides extensive retail, dining and cultural facilities approximately 25 miles from the property.

Directions - Please Scan QR Code Below

From Beccles town centre, proceed north-east on the A146 before joining the A143 towards Great Yarmouth and Gorleston-on-Sea. Continue along the A143 through open countryside before taking the turning signposted for Lound. Continue into the village along The Street where Mardle House will be found set back within its grounds on the left-hand side.

What Three Words Location

Every 3 metre square of the world has been given a unique combination of three words. Download the app to pinpoint the exact location of this property using the words... [escalates.given.readings](https://www.threewords.com/)

Services, District Council and Tenure

Oil Central Heating, Mains Water, Private Drainage via Septic Tank, Solar Panels
Broadband Available - please see www.openreach.com/fibre-checker
Mobile Phone Reception - varies depending on network provider
Please see www.checker.ofcom.org.uk
East Suffolk Council - Council Tax Band: F
Freehold





Cellar Mardle House



Ground Floor Mardle House



First Floor Mardle House



Second Floor Mardle House



Barn



First Floor Barn



Stables

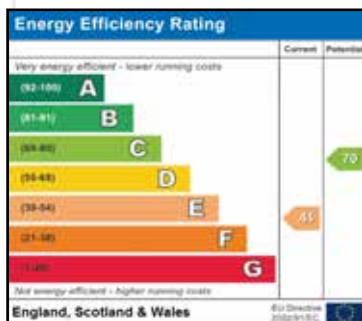
Approximate total area¹⁾
4974 ft²
462.3 m²
Reduced headroom
126 ft²
11.7 m²

(1) Excluding balconies and terraces

Reduced headroom
----- Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



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



follow Fine & Country Beccles on



Fine & Country Waveney
14 Blyburgate, Beccles, Suffolk, NR34 9TB
01502 533383 | beccles@fineandcountry.com

Scan the QR Code to find this property on the
Fine & Country website.

