



Burnt Hill House
Aldeby Road | Haddiscoe | Norfolk | NR14 6PQ

YOUR CORNER OF COUNTRYSIDE



“In a magical setting with just over eight acres of grounds, including two lakes, a hard tennis court, two holiday lets and more, this impressive home has so much to offer.

Whether you’re after a property with an income, the chance to live more sustainably, or simply looking for a beautiful place in which to give your children an idyllic upbringing, this will be right up your street.”



KEY FEATURES

- An impressive Period Residence benefitting from Two Successful Holiday Cottages, standing in a Gorgeous Setting of 8.25 acres complete with Twin Lakes and a Tennis Court
- Four Bedrooms; Two Bathrooms; Three Receptions
- Spacious Breakfast Kitchen; Separate Utility; Walk in Pantry
- Original Character can be found throughout with Exposed Beams, Fireplaces, Pannments and Vaulted Ceilings
- A Versatile Range of Outbuildings; Garage and Oak Timber Framed Cart Bay
- The Accommodation extends to 3,905sq.ft inc Outbuildings
- Energy Rating: C

A productive orchard, plentiful fishing, abundant wildlife – all this and more could be yours at this appealing property. The welcoming and versatile period home has been sympathetically updated in recent years and now offers the perfect balance of character features and contemporary comforts. The location, on the edge of a Broadland village and close to the coast, is the icing on the cake.

Staying In Character

When the owners of the property first came to view what is now their home, they immediately warmed to it on seeing the picture-perfect frontage. The oldest part of the property dates back to the 1850s and it's been carefully extended on each side to complement the original building. As you walk in, you can see that the property has been modernised with great attention to detail, and the fittings, such as light-switches and taps, have all been chosen to add to the character. All this appealed to the owners, but it was the garden room that really took their breath away: "We remember walking in and seeing the stunning view over the lakes. That was the moment we knew this was the right home for us".

The Good Life

Living here, you enjoy a real connection to the natural world, with abundant wildlife all around. The owners have seen egrets, owls, red kites and herons, as well as all the usual birds you'd expect to find. Geese nest each year on the island in the middle of one of the lakes and the owners love first watching them stake their claim to the territory, then seeing the goslings grow to maturity. There are muntjac in the grounds, as well as roe deer and Chinese water deer. The lakes are stocked with fish and the orchard has around 25 apple and plum trees.





KEY FEATURES

The owners have enjoyed growing their own in the kitchen garden, as well as sampling the chutneys and juice from the orchard fruits. "Another nice thing about the land here is that it's gently contoured, rather than flat, and the garden changes hugely throughout the seasons, so there's always something new to discover." The owners have converted the former stables into a summerhouse, so you can sit outside, drink in hand, and watch the sun go down.

Secluded Yet Sociable

Whether you enjoy the countryside and treat your home as a place to relax in peace, or whether you love to fill your home with friends and family, this will meet your needs. The main house has a lovely master suite up one staircase, while the other three bedrooms and family bathroom are found up a second staircase. This means that even with a large family, or with a houseful of guests, you can still benefit from your own private space. On the ground floor, the kitchen, sitting room and garden room are all generously proportioned – and with an Aga in the former and wood burners in the other two, you'll always be lovely and warm, even on the coldest of days. Although this is a large home, it's surprisingly economical to run. The owners store and rotate wood from the gardens, so there's no need to fork out for seasoned logs. There are also solar panels that have been generating over £2,000 of electricity a year, making a big dent in the bills!

A Business With Potential

Of course, a big part of the appeal here is the opportunity to benefit from a thriving ongoing business. When they first came here, the owners rented out the annexe over the cart shed as a holiday let. This proved so successful that in 2020 they converted another outbuilding into a second holiday let. The business has grown and brings in a healthy income. "We've really enjoyed it. We've found it to be quite sociable and it's great seeing people fall in love with this beautiful area. They have their own space and we have ours, so we don't get under each other's feet. It's genuinely been a pleasure." There's further potential to develop the business, subject to permission, perhaps with a shepherd's hut, wooden lodges or glamping. It's certainly an area that's popular with tourists, benefitting from proximity to the Broads, the Norfolk and Suffolk coastline, pretty towns such as Beccles and many nature reserves.























THE GRAINSTORE





THE HAYLOFT







INFORMATION



On The Doorstep

Haddiscoe has a Primary School and Secondary education is provided by The Hobart Secondary School in Loddon that has an excellent reputation and in Beccles by the Sir John Leman School or the new Free School. Langley Independent School is also just 9 miles distant. The village has an Anglican Church that dates back to Saxon times and an active village hall. The train station at Haddiscoe provides direct links to Norwich and Lowestoft. The award winning Wheatacre White Lion is just 2 miles away. Doctors, dentists, banks, post office, filling stations, pubs, restaurants, supermarkets, churches of all denominations and other services can be found nearby in either Loddon or Beccles which is a thriving old market town with a weekly market and many independent shops.

How Far Is It To...

Haddiscoe is just a 17 mins drive from Gorleston beach and 5 mins drive from the Norfolk Broads. Norwich lays approximately 17 miles north of Haddiscoe and offers a wide range of leisure and cultural facilities as well as a main line rail link to London Liverpool Street and an International Airport. The attractive market town of Diss is about 20 miles south-west, with its large variety of shops, auction house and museum. It too boasts a main line rail link to London Liverpool Street.

Directions

Continuing from Beccles on the A143, upon reaching the village of Haddiscoe turn right into Rectory Road, which is opposite the B1136 for Norwich and Loddon. Continue along this road and upon reaching your first junction turn right into Aldeby Road, whereby Burnt Hill House is the first property found on your left hand side clearly signposted. For those with satellite navigation the post code is NR14 6PQ

What Three Words Location - hobbyists.booth.org.uk

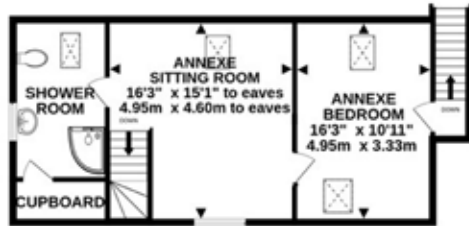
Every 3 metre square of the world has been given a unique combination of three words. Download the app to pinpoint this property's exact location.

Services, District Council and Tenure

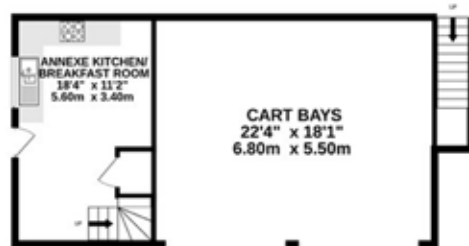
Oil Central Heating, Mains Water, Private Drainage
South Norfolk District Council, Council Tax Band Currently Exempt
Freehold



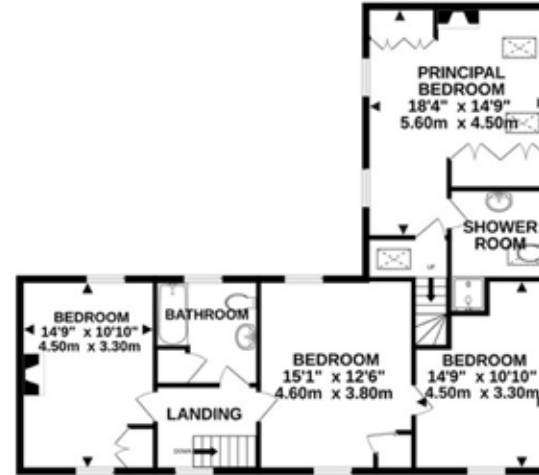
THE GRAIN STORE
370 sq.ft. (34.4 sq.m.) approx.



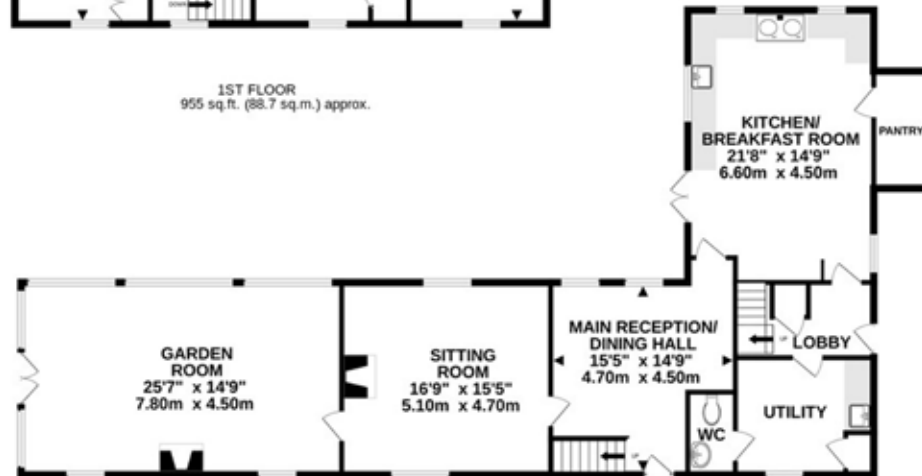
ANNEXE 1ST FLOOR
(THE HAYLOFT)
568 sq.ft. (52.8 sq.m.) approx.



ANNEXE AND OUTBUILDING
632 sq.ft. (58.7 sq.m.) approx.



1ST FLOOR
955 sq.ft. (88.7 sq.m.) approx.



GROUND FLOOR
1380 sq.ft. (128.2 sq.m.) approx.

FLOOR AREA - HOUSE (EXCLUDING OUTBUILDINGS) : 2335 sq. ft. (216.9 sq. m.) approx.
TOTAL FLOOR AREA : 3905 sq.ft. (362.8 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
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(27-38)	F		
(1-26)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			
EU Directive 2002/91/EC			





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