



Leet Hill Lodge
Yarmouth Road | Norfolk | NR35 2HJ

DOWN IN THE WOODS



“Totally private, tucked away within the woods, yet still bathed in sunlight, this unusual property is the very definition of a hidden gem.

You have a handful of neighbours sharing the long private drive, so you feel as though you’re in the middle of nowhere. Yet it’s just a minute’s drive to the centre of a well-served village and to the A143 for easy travel across the area.”



KEY FEATURES

- A Beautifully Presented Detached Single Storey Property, located in an Idyllic Location surrounded by Trees in Kirby Cane
- Two Bedrooms; Two Bathrooms and a Study/Third Bedroom
- Open Plan Living Room/Dining Room
- Kitchen/Breakfast Room
- Sitting in a Stunning Plot with Private Front and Rear Gardens
- Garage and Off Road Parking for Several Vehicles
- The Accommodation extends to 1,041sq.ft
- Energy Rating: C

This unique and attractive property was originally the cold store for neighbouring Leet Hill House, which itself was built in 1901 for the Tate family of Tate & Lyle as their holiday home. It's secluded but not isolated, private and peaceful but with easy access to amenities. Perfect as a place to raise your family, somewhere to retire and embrace village life, or even as a second home, this is a versatile place indeed.

A Rare Opportunity

The property was converted by the owners of Leet Hill House, originally as an annexe for an elderly parent and used by other family members. In more recent years, the property has been rented out privately and now comes to the market for the first time ever. As you approach the lodge, down the private drive shared between the properties, you leave the outside world behind. Magnificent with rhododendrons in late spring, mature trees all around, it's a truly beautiful setting.

Instant Attraction

When the lodge reveals itself, it's a pleasant surprise to find there's plenty of light and sunshine here. Straight away, you can see how this would be a lovely place for children or grandchildren to play, while the adults kept all the doors open and wandered in and out of the house and garden. It's a place where you can relax and unwind, embracing the tranquility. You enter the property through a light and welcoming hall with double doors and find yourself in the bright and spacious double reception room. With ample space for both seating and dining, a barrel ceiling and a modern, stylish log burner, the room feels right at home in this woodland setting.





KEY FEATURES

Flexible Living Areas

Moving into the kitchen, you can see the triple aspect room also has a breakfast area, so you have plenty of flexibility as to how you want to use the living areas here. To the far side of the home, there are two double bedrooms and two bathrooms. A third potential bedroom is currently used as an office – and it's certainly a lovely place to work.

Perfect Peace

Outside, the driveway leads to a shingled parking area and a garage. The gardens wrap around the house, with a block paved patio where you can soak up the sun at the front of the property and a paved area to the rear, just outside the dining area door. It's a quiet and idyllic spot with so much wildlife. A bridleway runs from the bottom of the drive, so it's easy to get out and about on foot and to visit the village without having to go on the road; ideal if you want to go for food and drink at the popular local restaurant. Your only neighbours are the pretty cottages along the drive. You're within easy reach of the A143 and around 16 miles from Norwich in one direction and the coast in another.













INFORMATION



On The Doorstep

Kirby Cane is located to the south of Norwich providing a fine rural feel whilst local amenities are close by. Just off the A143 and approx. 4 miles from Bungay and 4.5 miles from the popular market town of Beccles where you will find a great selection of independent shops and amenities.

How Far Is It To?

The market town of Diss is just half an hour's drive away and provides a main line rail link to Liverpool Street. Norwich, the Cathedral city and regional centre of East Anglia is approximately 16 miles away and is a thriving city with a fast electrified rail service to London Liverpool Street along with some wonderful high street shopping including the shopping centres situated centrally within the city. The Norfolk Broads can be found just 10 minutes down the road with all manner of boating and water activities as well as nature walks. The Heritage Coast, including the popular seaside town of Southwold, is found within a 30 minute drive to the east

Directions - Please Scan The QR Code Below

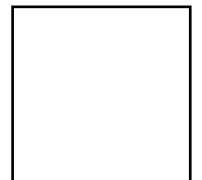
Go straight over the McDonald's roundabout on the A146 heading towards Norwich. After about 1/4 mile at the next roundabout take first exit onto the A143. After about a mile, take left turn onto Church Road which is signposted to Ellingham, then immediate left onto Yarmouth Road. After a 1/4 mile turn left into the woodland driveway signposted Leet Hill, then take the right fork in the drive marked with arrow sign pointing to Leet Hill Cottages. The property is the first on the left.

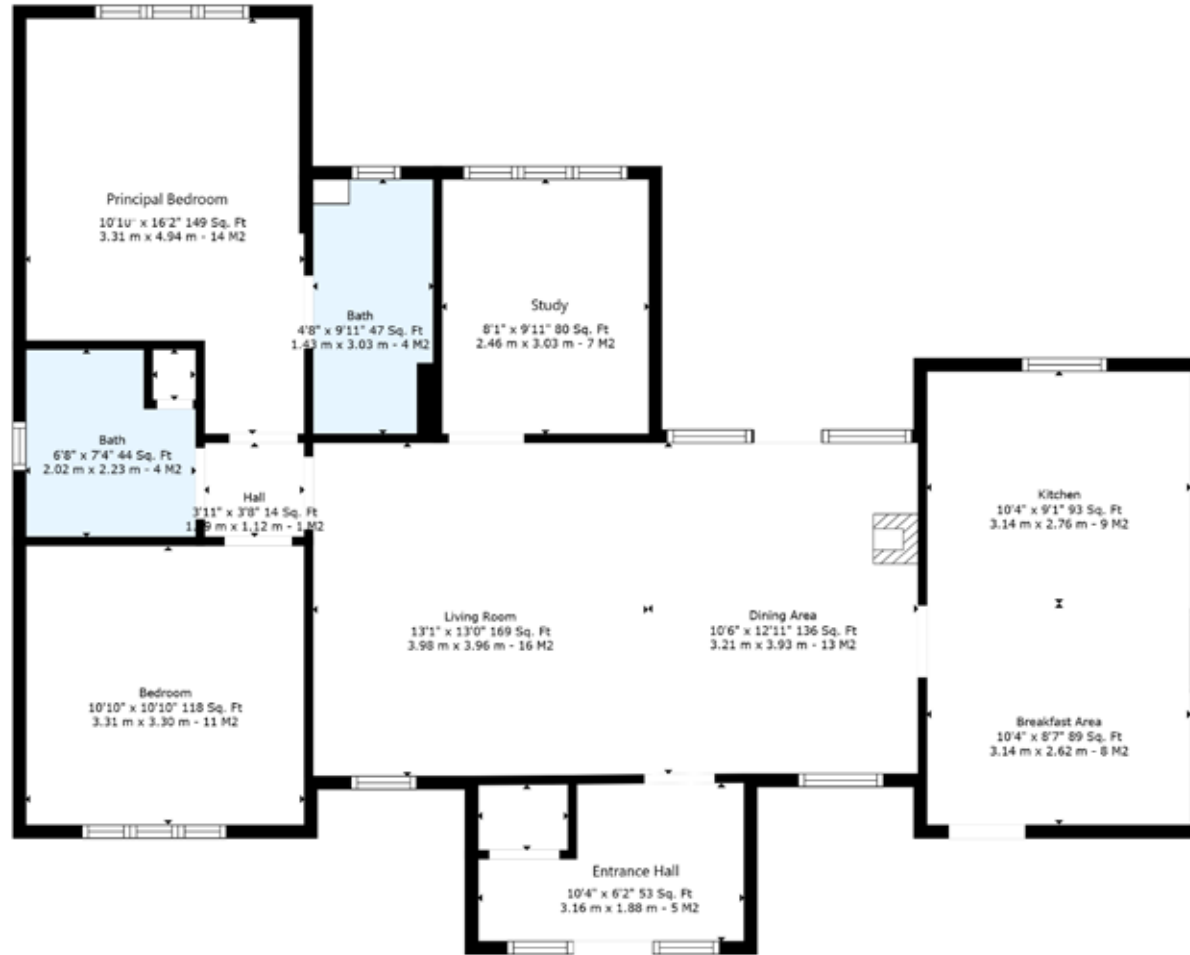
What Three Words Location

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...[swinging.letters.flamenco](#)

Services, District Council and Tenure

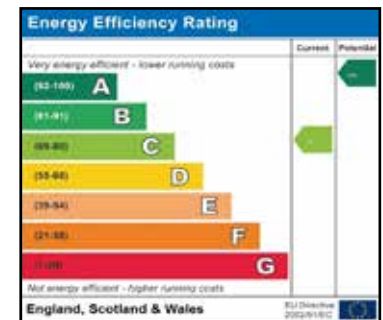
Air Source Heating, Mains Water, Private Drainage
South Norfolk District Council - Council Tax Band D
Freehold





GROSS INTERNAL AREA
 FLOOR 1: 1041 sq. ft, 97 m²
 TOTAL: 1041 sq. ft, 97 m²

Measurements Are Calculated By Cubicasa Technology. Deemed Highly Reliable But Not Guaranteed.



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.





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