



Swan House  
5 Loddon Road | Norton Subcourse | Norfolk | NR14 6RT

# STORIES FROM THE SWAN



“This former coaching inn must have seen it all over the centuries!  
It’s full of character and is also very comfortable and welcoming, sitting in the heart of a popular village,  
with a plot of around an acre including some very useful outbuildings.  
A happy home, there’s plenty of space here for a large family or for entertaining,  
and you’re just a few minutes’ drive from the town.  
So it’s incredibly well positioned if you fancy country life but you don’t want to be away from it all.”



# KEY FEATURES

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- An impressive and Beautifully Presented Former Coaching Inn, with Outbuildings located in the Popular Village of Norton Subcourse and in Easy Reach of Loddon & Beccles
- Four Bedrooms; Three Bath/Shower Rooms
- The Principal Bedroom has a Dressing Room and an En-Suite and the Guest Bedroom has an En-Suite and Balcony Access
- Three Receptions; Study and a Conservatory
- Spacious Breakfast Kitchen with Separate Utility and Cellar
- Carriage Driveway with Outbuildings to include Garaging, Workshop with Inspection Pit, Store and Open Cart Shed
- The Grounds extend to around 1 acre with a Terrace
- The Accommodation extends to 3,749sq.ft
- Energy Rating: E

In a delightful village setting, this home is a charming and spacious property in unusually large gardens. There's a huge amount to enjoy here, both inside and out, offering the perfect balance of country life with easy access to amenities.

## Bustling Business To Busy Abode

The main part of Swan House dates back at least 400 years and it was originally the first staging inn after Reedham Ferry for those travelling from the port of Great Yarmouth down to London. It would no doubt have been a thriving inn, with many passing through the doors during this time. It's now been a family home for many years and the current owners were drawn here by the warmth and charm of this character home and by the amount of space on offer. Former owners were here for around 25 years and made a number of changes, restoring and improving, while the current owners in turn have further updated. The result is a lovely home that feels authentic and welcoming.

## Character And Sunshine

You enter the original part of the property to find a large sitting room to one side and a good size second sitting room or dining room to the other. The former has a log burner in the brick feature fireplace and both have beautiful old oak timber beams. You'll find the hallway opens up into a fabulous garden room that the owners currently use as a formal dining room, leading onto the kitchen. This is also a beautiful room, with a breakfast area to one end, sliding doors opening to the south-west and filling the room with light.





# KEY FEATURES

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To the other side of the garden room is the conservatory, which the owners use as a games room. There's also a study off here. All in all, you can see that this is an incredibly flexible set up that can adapt to the changes of family life over time and will rise to every occasion. The owners have found it a great party house and have enjoyed having the space to host or to spend time together as a family, while also being able to spread out and not get under each other's feet. It's nice and festive at Christmas, yet filled with sunshine in summer.

## A Sense Of Space

Upstairs, the principal bedroom suite is well worth a mention, with its dressing room and luxurious en-suite. It's well away from the other bedrooms too, so ideal for parents who want a bit of privacy. There's a guest bedroom at the far end of the house that also has an en-suite and opens onto a balcony overlooking the garden, which will no doubt be fought over if you have older children! The other two double bedrooms share a large family bathroom. Outside, there are three outbuildings, one of which could be converted, subject to planning.

## Perfectly Positioned

The plot extends to around an acre and the garden has been divided into different areas. There's a fenced garden to one side with a pond that could easily be refilled and would attract an enormous amount of wildlife. The long lawn has space for children to play – the owners' children have enjoyed kicking a ball around here and the family have a tennis net – and there's plenty of wildlife to spot if you're so inclined. You'll see red kites, marsh harriers and a huge variety of garden birds, with the occasional deer putting in an appearance. Head out from your front door and the walks are lovely. You're perfectly placed between two villages, so you get the best of both, but you still have plenty of seclusion and tranquility back at home. The village has a pub and a community shop, as well as a primary school. The shop stocks local meats and baked goods, alongside fresh produce from the allotments. The village chapel hosts free monthly breakfasts, so you can easily get to know people and feel right at home in the community. When you need to go further afield, you're just a few minutes' drive from Loddon, close to the beautiful traditional seaside town of Gorleston and within easy reach of pretty towns such as Beccles.

































# INFORMATION

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## On The Doorstep

Norton Subcourse is a small hamlet which enjoys a stunning outlook over Norton Marshes towards Reedham. The small community of Thurlton with its post office and pub is close by whilst the town of Loddon is within 4 with its access to the Broadland network via the River Chet. In the town there is a wide range of local facilities including schooling, doctors surgery, dentist, library, bank, church and garage. There is more extension leisure, cultural and shopping facilities in the nearby market town of Beccles.

## How Far Is It To?

Norwich lies approximately 15 miles north west of Norton Subcourse 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. Great Yarmouth and Lowestoft are easily accessible. The attractive market town of Diss is about 27 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. Try [www.diss.co.uk](http://www.diss.co.uk) for more information.

## Directions - Please Scan The QR Code Below

From Beccles take the A146 Norwich Road at the roundabout take the exit onto A143 Yarmouth Road, turn left onto Raveningham road and then slight right onto Thurlton Road continue along this road and then turn right onto Yarmouth Road B1136 and then immediate left onto Beccles Road. Continue along this road until you reach the Queens Head Public House and turn left on to The Street, continue along this road and continue straight on to Loddon Road and the property will be found shortly on the left hand side.

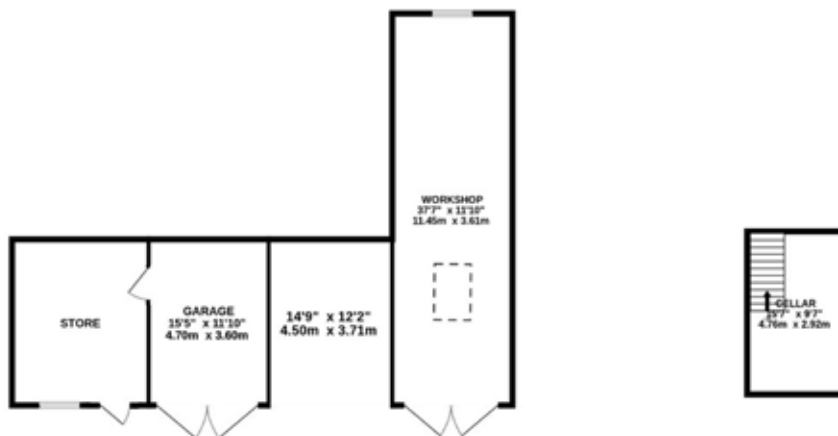
## What Three Words Location

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...[gained.developed.fortunate](#)

## Services, District Council and Tenure

Oil Central Heating, Mains Water, Mains Drainage  
South Norfolk District Council – Council Tax Band F  
Freehold





HOUSE FLOOR AREA - 3749 sq.ft. ( 348.3 sq.m)

OUTBUILDINGS - 1041 sq.ft. (96.7 sq.m.)

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](http://www.norfolkpropertyphotos.co.uk)  
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OUTBUILDINGS  
1041 sq.ft. (96.7 sq.m.) approx.

CELLAR  
150 sq.ft. (13.9 sq.m.) approx.



GROUND FLOOR  
2213 sq.ft. (205.6 sq.m.) approx.



1ST FLOOR  
1386 sq.ft. (128.6 sq.m.) approx.

This property requires an Energy Performance Certificate, which is in the process of being done.

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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